



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**36/418 St Kilda Road,  
MELBOURNE 3004**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$720,000**

### Median sale price

Median **Unit** for **MELBOURNE** for period **Nov 2017 - Feb 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$552,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1212/38 Bank Street,**  
South Melbourne 3205

**Price \$790,000** Sold 24  
February 2008

**1706/38 Albert Road,**  
South Melbourne 3205

**Price \$735,000** Sold 01  
November 2017

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

#### MICM Real Estate

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#### Contact agents



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