

Andrew James 03 9509 0411 0411 420 788 ajames@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	60/431 St Kilda Road, Melbourne Vic 3004
Indicative selling price For the meaning of this price	ce price see consumer.vic.gov.au/underquoting

&

\$675,000

## Median sale price

Range between \$650,000

Median price	\$510,000	Hou	se	Unit	X	(		Suburb	Melbourne
Period - From	01/04/2018	to	30/06/2018		S	ource	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

A\* 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 most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	36/418 St Kilda Rd MELBOURNE 3004	\$700,000	21/03/2018
2	131/416 St Kilda Rd MELBOURNE 3004	\$686,000	30/06/2018
3	807/102 Wells St SOUTHBANK 3006	\$655,000	26/04/2018

#### OR

B\* 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.

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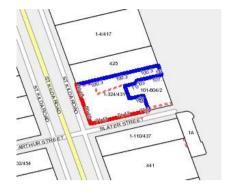
> Indicative Selling Price \$650,000 - \$675,000 Median Unit Price

June quarter 2018: \$510,000



Rooms:

**Property Type:** Apartment Agent Comments



### Comparable Properties



36/418 St Kilda Rd MELBOURNE 3004 (REI)

**2** 1

Price: \$700,000 Method: Private Sale Date: 21/03/2018 Rooms: 3

Property Type: Apartment

**Agent Comments** 



131/416 St Kilda Rd MELBOURNE 3004 (REI)

**1** 2 **1** 6

**Price:** \$686,000 **Method:** Auction Sale **Date:** 30/06/2018

Rooms: -

Property Type: Apartment





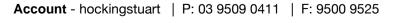
807/102 Wells St SOUTHBANK 3006 (REI)

**1** 2

Price: \$655,000 Method: Private Sale Date: 26/04/2018 Rooms: 3

Property Type: Apartment

**Agent Comments** 







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