

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address Including suburb and postcode 60/431 St Kilda Road, Melbourne Vic 3004

**Indicative selling price**

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

Range between \$650,000 & \$675,000

**Median sale price**

Median price \$510,000 House Unit X Suburb Melbourne

Period - From 01/04/2018 to 30/06/2018 Source 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.

	Address 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.



**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**36/418 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 21/03/2018

**Rooms:** 3

**Property Type:** Apartment



**131/416 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$686,000

**Method:** Auction Sale

**Date:** 30/06/2018

**Rooms:** -

**Property Type:** Apartment



**807/102 Wells St SOUTHBANK 3006 (REI)**

Agent Comments



**Price:** \$655,000

**Method:** Private Sale

**Date:** 26/04/2018

**Rooms:** 3

**Property Type:** Apartment