

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	820/572 St Kilda Road, Melbourne Vic 3004
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$225,000	&	\$247,500
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Median sale price

Median price	\$567,500	House		Unit	X	Suburb	Melbourne
Period - From	01/10/2017	to	31/12/2017	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	411/594 St Kilda Rd MELBOURNE 3004	\$340,000	28/09/2017
2	39/1a St Kilda Rd ST KILDA 3182	\$336,000	22/01/2018
3	111/153b High St PRAHRAN 3181	\$309,500	07/03/2018

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:

Agent Comments

Comparable Properties



411/594 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 28/09/2017

Rooms: -

Property Type: Apartment



39/1a St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$336,000

Method: Sold Before Auction

Date: 22/01/2018

Rooms: -

Property Type: Apartment



111/153b High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$309,500

Method: Private Sale

Date: 07/03/2018

Rooms: 2

Property Type: Apartment