

Andrew Duffy
+ 61 3 9534 8014
+ 61 427 853 034

andrew@whiting.com.au

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

1703/6 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between

\$570,000

&

\$590,000

Median sale price

Median price

\$500,000

House

Unit

X

Suburb

St Kilda

Period - From

01/10/2018

to

31/12/2018

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	504/23 Queens Rd MELBOURNE 3004	\$632,000	22/12/2018
2	2H/12 Marine Pde ST KILDA 3182	\$613,500	16/02/2019
3	109/68 Argo St SOUTH YARRA 3141	\$597,000	13/10/2018

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

\$570,000 - \$590,000

Median Unit Price

December quarter 2018: \$500,000



 2  1  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



504/23 Queens Rd MELBOURNE 3004 (REI/VG) **Agent Comments**

 2  1  1

Price: \$632,000

Method: Private Sale

Date: 22/12/2018

Rooms: -

Property Type: Apartment



2H/12 Marine Pde ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$613,500

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: Apartment



109/68 Argo St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2  1  1

Price: \$597,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: Unit