

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

1202/480 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$486,000

House

Unit

X

Suburb

Melbourne

Period - From

01/07/2017

to

30/09/2017

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	1409/470 St Kilda Rd MELBOURNE 3004	\$1,260,000	18/07/2017
2	2D/18 Albert Rd SOUTH MELBOURNE 3205	\$1,210,000	02/12/2017
3	706/576 St Kilda Rd MELBOURNE 3004	\$1,170,000	02/12/2017

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.



3
 2
 2

Rooms: 5
Property Type:
 Agent Comments

Indicative Selling Price
 \$1,200,000

Median Unit Price
 September quarter 2017: \$486,000

Comparable Properties



1409/470 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

3
 2
 2

Price: \$1,260,000
Method: Private Sale
Date: 18/07/2017
Rooms: 4
Property Type: Apartment



2D/18 Albert Rd SOUTH MELBOURNE 3205 (REI) Agent Comments

3
 2
 2

Price: \$1,210,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Apartment
Land Size: 151 sqm approx



706/576 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

3
 2
 2

Price: \$1,170,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Apartment