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**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

March quarter 2017: \$532,500

## Comparable Properties



**4/14 Crimea St ST KILDA 3182 (REI)**

Agent Comments

1   1   1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 10/04/2017

**Rooms:** 2

**Property Type:** Apartment

**7/24 Loch St ST KILDA WEST 3182 (REI/VG)**

Agent Comments

1   1   1

**Price:** \$422,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** -

**Property Type:** Apartment



**8/109-111 Wellington St ST KILDA 3182 (REI)**

Agent Comments

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**Price:** \$420,500

**Method:** Private Sale

**Date:** 08/04/2017

**Rooms:** -

**Property Type:** Apartment

## 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

1608/83 Queens 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 \$400,000

&

\$440,000

#### Median sale price

Median price \$532,500

Unit X

Suburb Melbourne

Period - From 01/01/2017

to

31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/14 Crimea St ST KILDA 3182	\$440,000	10/04/2017
7/24 Loch St ST KILDA WEST 3182	\$422,000	01/04/2017
8/109-111 Wellington St ST KILDA 3182	\$420,500	08/04/2017