

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

1116/555 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$825,000 & \$845,000

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	715/555 St Kilda Rd MELBOURNE 3004	\$845,000	10/04/2018
2	1318/555 St Kilda Rd MELBOURNE 3004	\$830,320	07/06/2018
3	1505/572 St Kilda Rd MELBOURNE 3004	\$825,000	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: Strata Unit/Flat

Agent Comments

Comparable Properties

715/555 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$845,000

Method: Sale

Date: 10/04/2018

Rooms: -

Property Type: Strata Unit/Flat

1318/555 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$830,320

Method: Sale

Date: 07/06/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1505/572 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$825,000

Method: Sale

Date: 26/04/2018

Rooms: -

Property Type: Strata Unit/Flat