

jason@melbournerealestate.com.au

9829 2923 0499 847 888

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

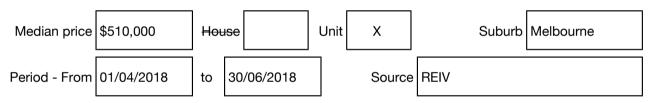
ess 1116/555 St Kilda Road, Melbourne Vic 3004 and ode

Indicative selling price

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

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

Median sale price



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Strata Unit/Flat Agent Comments Jason Low 9829 2923 0499 847 888 jason@melbournerealestate.com.au

> Indicative Selling Price \$825,000 - \$845,000 Median Unit Price June quarter 2018: \$510,000

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

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