

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

306/320 St Kilda Road, Southbank Vic 3006

Indicative selling price

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

Single price

\$320,000

Median sale price

Median price

\$563,000

House

Unit

X

Suburb

Southbank

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	1409/39 Coventry St SOUTHBANK 3006	\$340,000	07/07/2018
2	609/8 McCrae St DOCKLANDS 3008	\$333,000	25/07/2018
3	312/320 St Kilda Rd SOUTHBANK 3006	\$330,000	15/05/2018

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.



1
 1
 0

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$320,000
Median Unit Price
 June quarter 2018: \$563,000

Comparable Properties



1409/39 Coventry St SOUTHBANK 3006 (REI) [Agent Comments](#)

1
 1
 -

Price: \$340,000
Method: Private Sale
Date: 07/07/2018
Rooms: 2
Property Type: Apartment
Land Size: 48 sqm approx



609/8 McCrae St DOCKLANDS 3008 (REI/VG) [Agent Comments](#)

1
 1
 -

Price: \$333,000
Method: Private Sale
Date: 25/07/2018
Rooms: -
Property Type: Apartment



312/320 St Kilda Rd SOUTHBANK 3006 (REI/VG) [Agent Comments](#)

1
 1
 1

Price: \$330,000
Method: Private Sale
Date: 15/05/2018
Rooms: -
Property Type: Apartment