

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

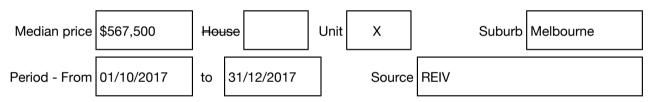
Unit P5 Level 13/431 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

 Range between
 \$1,300,000
 &
 \$1,430,000

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 | 306/42 Ralston St SOUTH YARRA 3141 | \$1,405,500 | 14/03/2018 |
| 2 | 209/499 St Kilda Rd MELBOURNE 3004 | \$1,400,000 | 09/01/2018 |
| 3 | 143/29 Queens Rd MELBOURNE 3004 | \$1,350,000 | 19/10/2017 |

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

propertydata

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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.

Unit P5 Level 13/431 St Kilda Road, Melbourne Vic 3004

WE DELIVER... Biggin Scott

Tom McCarthy 0418 326 897 tmccarthy@bigginscott.com.au





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$1,300,000 - \$1,430,000 Median Unit Price December quarter 2017: \$567,500

Comparable Properties



Price: \$1,405,500 Method: Auction Sale Date: 14/03/2018 Rooms: -Property Type: Apartment

1 2

209/499 St Kilda Rd MELBOURNE 3004 (VG) Agent Comments

306/42 Ralston St SOUTH YARRA 3141 (REI)

2



Price: \$1,400,000 Method: Sale Date: 09/01/2018 Rooms: -Property Type: Strata Unit/Flat



143/29 Queens Rd MELBOURNE 3004 (REI) A



OURNE 3004 (REI) Agent (

Agent Comments

Agent Comments

Price: \$1,350,000 Method: Private Sale Date: 19/10/2017 Rooms: -Property Type: Apartment

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