

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
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Indicative selling price

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

Range between	\$1,300,000	&	\$1,430,000
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Median sale price

Median price	\$567,500	House		Unit	X	Suburb	Melbourne
Period - From	01/10/2017	to	31/12/2017	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	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.



3 2 2

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



306/42 Ralston St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 2

Price: \$1,405,500

Method: Auction Sale

Date: 14/03/2018

Rooms: -

Property Type: Apartment

209/499 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

3 - -

Price: \$1,400,000

Method: Sale

Date: 09/01/2018

Rooms: -

Property Type: Strata Unit/Flat



143/29 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Private Sale

Date: 19/10/2017

Rooms: -

Property Type: Apartment