

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

303/320 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$480,000

&

\$510,000

Median sale price

Median price

\$480,000

House

Unit

X

Suburb

Melbourne

Period - From

01/10/2018

to

31/12/2018

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	14/49 Walsh St SOUTH YARRA 3141	\$493,000	23/02/2019
2	514/576-578 St Kilda Rd MELBOURNE 3004	\$490,000	24/10/2018
3	38a Napier St SOUTH MELBOURNE 3205	\$485,000	27/10/2018

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
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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$480,000 - \$510,000
Median Unit Price
 December quarter 2018: \$480,000

Comparable Properties



14/49 Walsh St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$493,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: Apartment

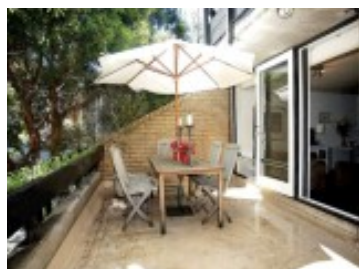


514/576-578 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$490,000
Method: Private Sale
Date: 24/10/2018
Rooms: 2
Property Type: Apartment



38a Napier St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$485,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: Apartment