

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

236/416 St Kilda Road,  
MELBOURNE 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$459,000**

### Median sale price

Median **Unit** for **MELBOURNE** for period **Jun 2017 - Jul 2017**

Sourced from **REA**.

**\$390,000**

### Comparable property sales

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 the most comparable to the property for sale.

**1202/55 Queens Road,**  
Melbourne 3004

Price **\$465,000** Sold 07 July 2017

**914/55 Queens Road,**  
Melbourne 3004

Price **\$470,650** Sold 21 June 2017

**1002/83 Queens Road,**  
Melbourne 3004

Price **\$460,000** Sold 02 June 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.



### Contact agents

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