

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$ or range between \$540,000 & \$590,000

Median sale price

(*Delete house or unit as applicable)

Median price \$483,400 *House *unit X Suburb or locality St Kilda

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 4d/622 St Kilda Road Melbourne 3004	\$612,500	26/06/2017
2. 2/254 Dandenong Road St Kilda East 3183	\$620,000	17/06/2017
3. 1/42 The Avenue Balaclava 3183	\$647,000	08/04/2017

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)