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## 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

607/3-5 St Kilda Road, St Kilda Vic 3182

### Indicative selling price

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

Range between \$430,000

&

\$470,000

### Median sale price

Median price \$523,500

House

Unit

X

Suburb

St Kilda

Period - From 01/04/2019

to

30/06/2019

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.

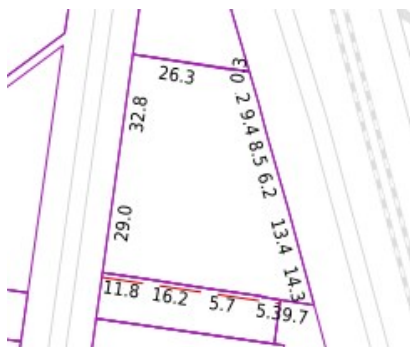
	Address of comparable property	Price	Date of sale
1	510/15 Clifton St PRAHRAN 3181	\$470,000	11/04/2019
2	1306/3-5 St Kilda Rd ST KILDA 3182	\$462,000	08/06/2019
3	2302/3-5 St Kilda Rd ST KILDA 3182	\$430,000	20/06/2019

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.

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**Indicative Selling Price**  
\$430,000 - \$470,000  
**Median Unit Price**  
June quarter 2019: \$523,500



 1  
  1  
  1

**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 55 sqm approx  
 Agent Comments

## Comparable Properties



510/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

 2  
  2  
  1

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 11/04/2019  
**Rooms:** 4  
**Property Type:** Apartment



1306/3-5 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments

 1  
  1  
  1

**Price:** \$462,000  
**Method:** Private Sale  
**Date:** 08/06/2019  
**Rooms:** -  
**Property Type:** Apartment

2302/3-5 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments

 1  
  -  
  -

**Price:** \$430,000  
**Method:** Sale  
**Date:** 20/06/2019  
**Rooms:** -  
**Property Type:** Strata Unit/Flat