

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 \$389,000

Median sale price

(*Delete house or unit as applicable)

Median price \$518,750

*unit x

Suburb
or locality St Kilda

Period - From 01.04.17

to 30.06.17

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
521/161-163 Fitzroy Street St Kilda	\$400,000	06.03.17
3/224 Barkly Street St Kilda	\$390,000	11.05.17
116/173 Barkly Street St Kilda	\$355,362	01.08.17

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)