

## 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	2007/3-5 St Kilda Road, St Kilda Vic 3182
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#### Indicative selling price

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

Range between	\$470,000	&	\$517,000
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#### Median sale price

Median price	\$550,000	House		Unit	X	Suburb	St Kilda
Period - From	01/04/2017	to	31/03/2018	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	33/149 Fitzroy St ST KILDA 3182	\$512,500	15/12/2017
2	17/151 Fitzroy St ST KILDA 3182	\$506,000	19/02/2018
3	504/74 Queens Rd MELBOURNE 3004	\$490,000	25/12/2017

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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**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$470,000 - \$517,000

**Median Unit Price**

Year ending March 2018: \$550,000

## Comparable Properties



**33/149 Fitzroy St ST KILDA 3182 (REI/VG)**

Agent Comments

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**Price:** \$512,500

**Method:** Private Sale

**Date:** 15/12/2017

**Rooms:** -

**Property Type:** Apartment

**17/151 Fitzroy St ST KILDA 3182 (VG)**

Agent Comments

1 - -

**Price:** \$506,000

**Method:** Sale

**Date:** 19/02/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**504/74 Queens Rd MELBOURNE 3004 (VG)**

Agent Comments

1 - -

**Price:** \$490,000

**Method:** Sale

**Date:** 25/12/2017

**Rooms:** -

**Property Type:** Subdivided Flat - Single OYO Flat