

## 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

1106/470 St Kilda Road, Melbourne Vic 3004

#### 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

&

\$450,000

#### Median sale price

Median price \$410,000

House

Unit

X

Suburb

Melbourne

Period - From 01/01/2019

to

31/03/2019

Source REIV

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

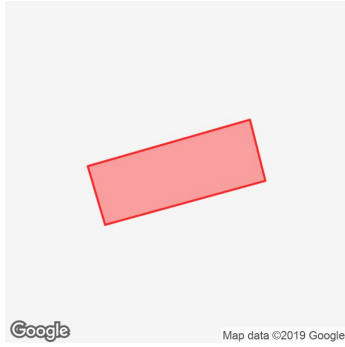
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	27/78 Queens Rd MELBOURNE 3004	\$450,000	11/04/2019
2	1104/33 Coventry St SOUTHBANK 3006	\$435,000	07/01/2019
3	508/38 Bank St SOUTH MELBOURNE 3205	\$435,000	08/12/2018

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.

1106/470 St Kilda Road, Melbourne Vic 3004



 2    1    0

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$430,000 - \$450,000

**Median Unit Price**

March quarter 2019: \$410,000

## Comparable Properties



**27/78 Queens Rd MELBOURNE 3004 (REI/VG)**   **Agent Comments**

 2    1    1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 11/04/2019

**Rooms:** -

**Property Type:** Apartment

**1104/33 Coventry St SOUTHBANK 3006 (VG)**   **Agent Comments**

 2    -    -

**Price:** \$435,000

**Method:** Sale

**Date:** 07/01/2019

**Rooms:** -

**Property Type:** Strata Unit/Flat

**508/38 Bank St SOUTH MELBOURNE 3205 (VG)**   **Agent Comments**

 2    -    -

**Price:** \$435,000

**Method:** Sale

**Date:** 08/12/2018

**Rooms:** -

**Property Type:** House (Res)