

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 411/576-578 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$885,000

Median sale price

Median price \$567,500 House Unit X Suburb Melbourne

Period - From 01/10/2017 to 31/12/2017 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	3/57 Adams St SOUTH YARRA 3141	\$888,000	12/10/2017
2	915/555 St Kilda Rd MELBOURNE 3004	\$877,000	06/12/2017
3	102/334 Toorak Rd SOUTH YARRA 3141	\$870,000	17/02/2018

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.



2 2 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$885,000

Median Unit Price

December quarter 2017: \$567,500

Comparable Properties



3/57 Adams St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 2

Price: \$888,000

Method: Sold Before Auction

Date: 12/10/2017

Rooms: -

Property Type: Apartment

915/555 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

2 - -

Price: \$877,000

Method: Sale

Date: 06/12/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



102/334 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$870,000

Method: Auction Sale

Date: 17/02/2018

Rooms: -

Property Type: Apartment