

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

905/1 Roy Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$470,000

House

Unit

X

Suburb

Melbourne

Period - From

01/07/2018

to

30/06/2019

Source

REIV

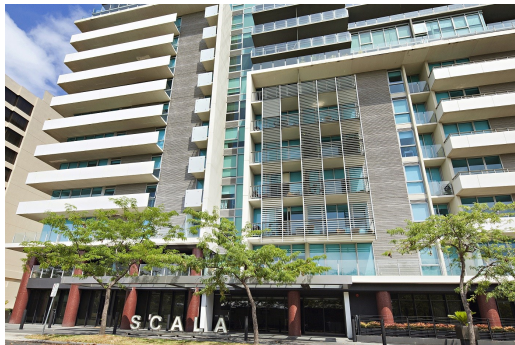
Comparable property sales (*Delete A or B below as applicable)

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	510/1 Roy St MELBOURNE 3004	\$615,000	19/07/2019
2	1507/83 Queens Rd MELBOURNE 3004	\$600,000	03/08/2019
3	4/39 Wellington St ST KILDA 3182	\$592,500	27/02/2019

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$595,000

Median Unit Price
Year ending June 2019: \$470,000

Comparable Properties



510/1 Roy St MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$615,000
Method: Private Sale
Date: 19/07/2019
Rooms: -
Property Type: Apartment



1507/83 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Auction Sale
Date: 03/08/2019
Rooms: -
Property Type: Apartment



4/39 Wellington St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$592,500
Method: Sold Before Auction
Date: 27/02/2019
Rooms: 3
Property Type: Apartment