Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale									
ddress urb and ostcode	St Kilda Road, St Kilda , Vic, 3182								
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
				Range between		\$915,000		And	\$995,000
Median sale price									
5532,000			Pro	perty typ	pe Unit		Suburb	St Kilda Vic	
01/07/20	07/2023 to 3			30/06/2024		REIV			
Comparable property sales									
	ddress and stcode ing pr of this pr of this pr of this pr of the pr of this pr of the	ddress strode St Kill stcode ing price of this price section of the state of the st	stcode St Kilda Road stcode ing price of this price see consultation rice \$532,000 01/07/2023 to property sales	stcode St Kilda Road, St Kilda Road	St Kilda Road, St Kilda , Vic, stcode ing price if this price see consumer.vic.gov.au/ Range rice 5532,000 Property tyl 01/07/2023 to 30/06/2024	St Kilda Road, St Kilda , Vic, 3182 ing price if this price see consumer.vic.gov.au/underquoting Range between rice 5532,000 Property type Unit 01/07/2023 to 30/06/2024 Source property sales	St Kilda Road, St Kilda , Vic, 3182 ing price if this price see consumer.vic.gov.au/underquoting Range between \$915,000 rice 5532,000 Property type Unit 01/07/2023 to 30/06/2024 Source REIV	St Kilda Road, St Kilda , Vic, 3182 ing price of this price see consumer.vic.gov.au/underquoting Range between \$915,000 rice \$532,000 Property type Unit Suburb 01/07/2023 to 30/06/2024 Source REIV	St Kilda Road, St Kilda , Vic, 3182 ing price of this price see consumer.vic.gov.au/underquoting Range between \$915,000 And rice 5532,000 Property type Unit Suburb St Kilda Vic 01/07/2023 to 30/06/2024 Source REIV

were sold within two kilometres of the property for sale in the last six months.



