

## 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	55/604 St Kilda Road, Melbourne Vic 3004
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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)

Single price \$749,000

#### 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	403/7 Claremont St SOUTH YARRA 3141	\$747,500	18/03/2019
2	4/70 Patterson St MIDDLE PARK 3206	\$730,000	29/06/2019
3	207/19 Queens Rd MELBOURNE 3004	\$725,000	16/02/2019

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.~~

55/604 St Kilda Road, Melbourne Vic 3004



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2 2 1

Rooms:  
Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$749,000  
Median Unit Price  
Year ending June 2019: \$470,000

## Comparable Properties

403/7 Claremont St SOUTH YARRA 3141 (VG) Agent Comments

2 - -

Price: \$747,500  
Method: Sale  
Date: 18/03/2019  
Rooms: -  
Property Type: House (Res)  
Land Size: 2168 sqm approx



4/70 Patterson St MIDDLE PARK 3206 (REI) Agent Comments

2 1 1

Price: \$730,000  
Method: Auction Sale  
Date: 29/06/2019  
Rooms: -  
Property Type: Apartment



207/19 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

2 2 1

Price: \$725,000  
Method: Auction Sale  
Date: 16/02/2019  
Rooms: 3  
Property Type: Apartment  
Land Size: 102 sqm approx