

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

1104/576 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$950,000

&

\$995,000

Median sale price

Median price \$530,000

House

Unit

X

Suburb

Melbourne

Period - From 01/10/2017

to

30/09/2018

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	710/576-578 St Kilda Rd MELBOURNE 3004	\$980,000	08/06/2018
2	8/11-21 Marne St SOUTH YARRA 3141	\$965,000	08/09/2018
3	41/418 St Kilda Rd MELBOURNE 3004	\$930,000	15/08/2018

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 2

Rooms: 5

Property Type: Apartment

Land Size: 103 sqm approx

Agent Comments

Comparable Properties



710/576-578 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 2

Price: \$980,000

Method: Private Sale

Date: 08/06/2018

Rooms: -

Property Type: Apartment



8/11-21 Marne St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$965,000

Method: Private Sale

Date: 08/09/2018

Rooms: -

Property Type: Apartment



41/418 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 1

Price: \$930,000

Method: Private Sale

Date: 15/08/2018

Rooms: -

Property Type: Apartment