

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1701/250 St Kilda Road, Southbank Vic 3006

Indicative selling price

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

Single price \$7,500,000

Median sale price

Median price \$573,000

Unit X

Suburb Southbank

Period - From 01/10/2018 to 31/12/2018

Source REIV

Comparable property sales

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
221/350 St Kilda Road, Melbourne	\$6,000,000	26/10/2018
402/401 St Kilda Road, Melbourne	\$6,000,000	22/10/2018
1501/505 St Kilda Road, Melbourne	\$6,440,000	21/09/2018