

susan@hollyandwilliams.com.au

Susan Holly 9670 7270 0402 208 798

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

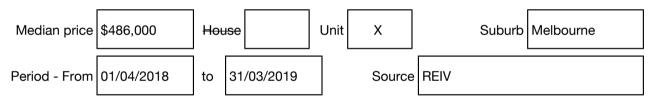
136/416 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$389,000

Median sale price



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	303/610 St Kilda Rd MELBOURNE 3004	\$410,000	13/02/2019
2	57/485 St Kilda Rd MELBOURNE 3004	\$380,000	09/02/2019
3	1214/568 St Kilda Rd MELBOURNE 3004	\$368,500	06/03/2019

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.

Account - Holly & Williams Property | P: 9670 7270 | F: 9600 1531

propertydata

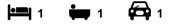
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



holly+williams





Rooms: Property Type: Apartment Agent Comments Susan Holly 9670 7270 0402 208 798 susan@hollyandwilliams.com.au

Indicative Selling Price \$389,000 Median Unit Price Year ending March 2019: \$486,000

Comparable Properties



Price: \$410,000 Method: Private Sale Date: 13/02/2019 Rooms: -Property Type: Apartment

1

1

57/485 St Kilda Rd MELBOURNE 3004 (REI)

303/610 St Kilda Rd MELBOURNE 3004 (REI)



Price: \$380,000 Method: Auction Sale Date: 09/02/2019 Rooms: 2 Property Type: Apartment



1214/568 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$368,500 Method: Private Sale Date: 06/03/2019 Rooms: 2 Property Type: Apartment

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Agent Comments

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