

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
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Indicative selling price

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

Single price \$389,000

Median sale price

Median price	\$486,000	House		Unit	X	Suburb	Melbourne
Period - From	01/04/2018	to	31/03/2019	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	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.

136/416 St Kilda Road, Melbourne Vic 3004

holly+williams
PROPERTY

Susan Holly

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Indicative Selling Price

\$389,000

Median Unit Price

Year ending March 2019: \$486,000



1 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



303/610 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 13/02/2019

Rooms: -

Property Type: Apartment



57/485 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

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

1 1 1

Price: \$368,500

Method: Private Sale

Date: 06/03/2019

Rooms: 2

Property Type: Apartment