

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 76/485 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$530,000 House Unit X Suburb Melbourne

Period - From 01/01/2018 to 31/03/2018 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	78/416 St Kilda Rd MELBOURNE 3004	\$530,000	03/03/2018
2	6/278 Domain Rd SOUTH YARRA 3141	\$523,000	07/05/2018
3	21/78 Queens Rd MELBOURNE 3004	\$510,000	21/12/2017

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
 1
 1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median Unit Price
 March quarter 2018: \$530,000

Comparable Properties



78/416 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2
 1
 1

Price: \$530,000
Method: Private Sale
Date: 03/03/2018
Rooms: 3
Property Type: Apartment



6/278 Domain Rd SOUTH YARRA 3141 (REI)

Agent Comments

2
 1
 1

Price: \$523,000
Method: Private Sale
Date: 07/05/2018
Rooms: 3
Property Type: Apartment



21/78 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

2
 1
 1

Price: \$510,000
Method: Private Sale
Date: 21/12/2017
Rooms: -
Property Type: Apartment