

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 2302/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$400,000 & \$440,000

Median sale price

(*Delete house or unit as applicable)

Median price \$520,000 *House *Unit X Suburb St Kilda

Period - From June 2018 to June 2019 Source CoreLogic

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
902/3-5 St Kilda Road, St Kilda	\$433,000	25/01/2019
1603/3-5 St Kilda Road, St Kilda	\$410,000	30/03/2019
1603/3-5 St Kilda Road, St Kilda	\$450,000	06/12/2018