

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	412/594 St Kilda Road, Melbourne Vic 3000
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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	01/07/2017	to	30/09/2017	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	142/416a St Kilda Rd MELBOURNE 3004	\$396,000	31/08/2017
2	1202/594 St Kilda Rd MELBOURNE 3004	\$370,000	12/10/2017
3	708/610 St Kilda Rd MELBOURNE 3004	\$370,000	15/08/2017

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.



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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$389,000

Median Unit Price
September quarter 2017: \$486,000

Comparable Properties



142/416a St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$396,000
Method: Private Sale
Date: 31/08/2017
Rooms: -
Property Type: Apartment
Land Size: 1820 sqm approx



1202/594 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

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Price: \$370,000
Method: Private Sale
Date: 12/10/2017
Rooms: -
Property Type: Apartment



708/610 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

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Price: \$370,000
Method: Private Sale
Date: 15/08/2017
Rooms: 2
Property Type: Apartment