

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	22/632 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

Range between	\$725,000	&	\$797,500
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Median sale price

Median price	\$525,000	House		Unit	X	Suburb	Melbourne
Period - From	01/07/2018	to	30/09/2018	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	403/15 Queens Rd MELBOURNE 3004	\$785,000	12/10/2018
2	310/55 Queens Rd MELBOURNE 3004	\$760,000	12/06/2018
3	146/632 St Kilda Rd MELBOURNE 3004	\$745,000	05/11/2018

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.

Marcus Hall

9520 9000

0433046303

mhall@bigginScott.com.au

Indicative Selling Price

\$725,000 - \$797,500

Median Unit Price

September quarter 2018: \$525,000



3 2 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



403/15 Queens Rd MELBOURNE 3004 (REI/VG) **Agent Comments**

3 2 2

Price: \$785,000

Method: Private Sale

Date: 12/10/2018

Rooms: -

Property Type: Apartment

Land Size: 2320 sqm approx



310/55 Queens Rd MELBOURNE 3004 (REI/VG) **Agent Comments**

3 2 2

Price: \$760,000

Method: Private Sale

Date: 12/06/2018

Rooms: 5

Property Type: Apartment



146/632 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

3 1 2

Price: \$745,000

Method: Private Sale

Date: 05/11/2018

Rooms: -

Property Type: Apartment