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

205/452 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$330,000

Median sale price

Median price	\$455,000	Hou	ise	Unit	х	Suburb	Melbourne
Period - From	01/04/2019	to	30/06/2019		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.

Add	dress of comparable property	Price	Date of sale
1	303/320 St Kilda Rd MELBOURNE 3000	\$460,000	02/06/2019
2	1401/568 St Kilda Rd MELBOURNE 3004	\$398,500	19/07/2019
3	136/416 St Kilda Rd MELBOURNE 3004	\$386,500	31/07/2019

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.

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



petermarkovic



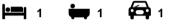


Rooms: Property Type: Agent Comments Indicative Selling Price \$330,000 Median Unit Price June quarter 2019: \$455,000

Comparable Properties



303/320 St Kilda Rd MELBOURNE 3000 (REI) Agent Comments



Price: \$460,000 Method: Private Sale Date: 02/06/2019 Rooms: 2 Property Type: Apartment



1401/568 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$398,500 Method: Private Sale Date: 19/07/2019 Rooms: 3 Property Type: Apartment



136/416 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

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Price: \$386,500 Method: Private Sale Date: 31/07/2019 Rooms: 3 Property Type: Apartment

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