

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	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.



**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



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