

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 | 301/400 St Kilda Road, Melbourne Vic 3004 |
|---|---|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$750,000 | & | \$825,000 |
|---------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|-----------|
| Median price | \$486,000 | House | | Unit | X | Suburb | Melbourne |
| Period - From | 01/04/2018 | to | 31/03/2019 | 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.

| | Address of comparable property | Price | Date of sale |
|---|-------------------------------------|-----------|--------------|
| 1 | 1302/582 St Kilda Rd MELBOURNE 3004 | \$812,000 | 15/03/2019 |
| 2 | 4/41 Herbert St MIDDLE PARK 3206 | \$795,000 | 16/02/2019 |
| 3 | 113/555 St Kilda Rd MELBOURNE 3004 | \$780,000 | 09/05/2019 |

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.



2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

Year ending March 2019: \$486,000

Comparable Properties



1302/582 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$812,000

Method: Private Sale

Date: 15/03/2019

Rooms: -

Property Type: Apartment



4/41 Herbert St MIDDLE PARK 3206 (REI/VG)

Agent Comments

2 1 1

Price: \$795,000

Method: Auction Sale

Date: 16/02/2019

Rooms: 4

Property Type: Apartment



113/555 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

2 - -

Price: \$780,000

Method: Sale

Date: 09/05/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)