

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

12/485-489 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$567,500

House

Unit

X

Suburb

Melbourne

Period - From

01/10/2017

to

31/12/2017

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	508/633 Church St RICHMOND 3121	\$845,000	06/12/2017
2	9/7 Clowes St SOUTH YARRA 3141	\$810,000	19/12/2017
3	145/418 St Kilda Rd MELBOURNE 3004	\$810,000	28/12/2017

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.~~



3 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
December quarter 2017: \$567,500

Comparable Properties



508/633 Church St RICHMOND 3121 (REI)

Agent Comments

3 1 1

Price: \$845,000
Method: Private Sale
Date: 06/12/2017
Rooms: 4
Property Type: Apartment



9/7 Clowes St SOUTH YARRA 3141 (REI)

Agent Comments

3 1 2

Price: \$810,000
Method: Private Sale
Date: 19/12/2017
Rooms: 4
Property Type: Apartment



145/418 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 1

Price: \$810,000
Method: Private Sale
Date: 28/12/2017
Rooms: 5
Property Type: Apartment