

## 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

89/632 St Kilda Road, Melbourne Vic 3004

#### Indicative selling price

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

Range between \$600,000 & \$630,000

#### 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 | 2/26 Wellington St ST KILDA 3182 | \$630,000 | 09/12/2017   |
| 2 | 1/15 Burnett St ST KILDA 3182    | \$630,000 | 28/10/2017   |
| 3 | 1003/55 Queens Rd MELBOURNE 3004 | \$620,000 | 08/12/2017   |

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.~~



 2  1  1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$630,000  
**Median Unit Price**  
December quarter 2017: \$567,500

## Comparable Properties



**2/26 Wellington St ST KILDA 3182 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$630,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** 3  
**Property Type:** Apartment



**1/15 Burnett St ST KILDA 3182 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$630,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** -  
**Property Type:** Apartment



**1003/55 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 08/12/2017  
**Rooms:** -  
**Property Type:** Apartment