

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 pri	ce							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$600	,000	&	\$630,000					
Median sale price								
Median price \$567,5	00	louse	Unit X		Suburb	Melbourne		
Period - From 01/10/2	2017 to	31/12/2017	Sou	rceREIV				

Comparable property sales (*Delete A or B below as applicable)

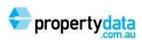
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.











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)

-2

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Price: \$630,000 Method: Auction Sale Date: 09/12/2017

Rooms: 3

Property Type: Apartment

Agent Comments



1/15 Burnett St ST KILDA 3182 (REI)

1 2

- 1



Price: \$630,000 **Method:** Auction Sale **Date:** 28/10/2017

Rooms: -

Property Type: Apartment

Agent Comments



1003/55 Queens Rd MELBOURNE 3004 (REI)

- 2

A

Price: \$620,000 Method: Private Sale Date: 08/12/2017

Rooms: -

Property Type: Apartment

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





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