STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

712/470 St Kilda Rd, Melbourne, VIC 3004

INDICATIVE SELLING PRICE

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

Range Between $725,000 & $775,000

MEDIAN SALE PRICE

Median price $484,000 | House | Melbourne (3004)

Period - From 20 October 2016 to 20 October 2017 | Source - www.propertydata.com.au

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1101/470 ST KILDA RD, MELBOURNE VIC 3000	**$780,000**	**22/12/2016**
312/470 ST KILDA RD, MELBOURNE VIC 3000	**$661,000**	**21/10/2016**
805/576 ST KILDA RD, MELBOURNE VIC 3000	**$880,000**	**16/02/2016**