

## 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 103/401 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 \$3,300,000 & \$3,630,000

#### Median sale price

Median price \$485,000 House Unit X Suburb Melbourne

Period - From 01/07/2016 to 30/06/2017 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	202/401 St Kilda Rd MELBOURNE 3004	\$3,601,382	19/05/2017
2	4401/7 Riverside Quay SOUTHBANK 3006	\$2,850,000	25/05/2017
3	3/44 Walsh St SOUTH YARRA 3141	\$2,600,000	10/06/2017

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.



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

**Indicative Selling Price**  
 \$3,300,000 - \$3,630,000  
**Median Unit Price**  
 Year ending June 2017: \$485,000

## Comparable Properties



**202/401 St Kilda Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

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**Price:** \$3,601,382  
**Method:** Private Sale  
**Date:** 19/05/2017  
**Rooms:** -  
**Property Type:** Apartment



**4401/7 Riverside Quay SOUTHBANK 3006 (REI)**

Agent Comments

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**Price:** \$2,850,000  
**Method:** Private Sale  
**Date:** 25/05/2017  
**Rooms:** 5  
**Property Type:** Apartment



**3/44 Walsh St SOUTH YARRA 3141 (REI)**

Agent Comments

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**Price:** \$2,600,000  
**Method:** Private Sale  
**Date:** 10/06/2017  
**Rooms:** -  
**Property Type:** Apartment