

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 803/480 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$435,000

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	703/480 St Kilda Rd MELBOURNE 3004	\$430,110	05/02/2018
2	185/416a St Kilda Rd MELBOURNE 3004	\$425,000	24/02/2018
3	1103/480 St Kilda Rd MELBOURNE 3004	\$410,000	16/12/2017

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:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$435,000
Median Unit Price
December quarter 2017: \$567,500

Comparable Properties

703/480 St Kilda Rd MELBOURNE 3004 (VG) **Agent Comments**



Price: \$430,110
Method: Sale
Date: 05/02/2018
Rooms: -
Property Type: Subdivided Flat - Single OYO Flat

185/416a St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**



Price: \$425,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 2
Property Type: Apartment



1103/480 St Kilda Rd MELBOURNE 3004 (REI/VG) **Agent Comments**



Price: \$410,000
Method: Private Sale
Date: 16/12/2017
Rooms: -
Property Type: Apartment