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

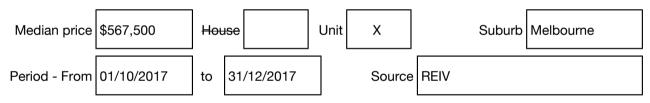
803/480 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$435,000

Median sale price



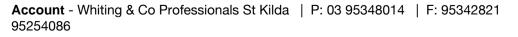
Comparable property sales (*Delete A or B below as applicable)

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.



propertydata

Generated: 18/04/2018 14:54



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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) 🛏 1 🛶 - 🛱 -	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) 1 1 Price: \$425,000 Method: Auction Sale Date: 24/02/2018 Rooms: 2 Property Type: Apartment	Agent Comments	
1103/480 St Kilda Rd MELBOURNE 3004 (REI/VG) □ 1 □ 1 □ 1 □ 1 □ 1 Price: \$410,000 Method: Private Sale Date: 16/12/2017 Rooms: -	Agent Comments	



Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014 | F: 95342821 95254086

propertydata

Generated: 18/04/2018 14:54



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.