

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 164/350 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Single price \$3,850,000

Median sale price

Median price \$520,000 House Unit X Suburb Melbourne

Period - From 01/01/2017 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	18 Miller St WEST MELBOURNE 3003	\$3,900,000	02/10/2017
2	810/231 Harbour Esp DOCKLANDS 3008	\$3,620,003	08/08/2017
3	18/21-22 Marine Pde ST KILDA 3182	\$3,610,000	23/09/2017

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: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$3,850,000
Median Unit Price
Year ending December 2017: \$520,000

Comparable Properties

18 Miller St WEST MELBOURNE 3003 (VG) **Agent Comments**

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Price: \$3,900,000
Method: Sale
Date: 02/10/2017
Rooms: -
Property Type: Flat
Land Size: 455 sqm approx

810/231 Harbour Esp DOCKLANDS 3008 (VG) **Agent Comments**

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Price: \$3,620,003
Method: Sale
Date: 08/08/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



18/21-22 Marine Pde ST KILDA 3182 (REI) **Agent Comments**

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Price: \$3,610,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: Apartment