

## 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 88/416 St Kilda Road, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$575,000

#### 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	207/418 St Kilda Rd MELBOURNE 3004	\$650,000	02/12/2017
2	513/38 Bank St SOUTH MELBOURNE 3205	\$634,000	23/03/2018
3	108/15 Queens Rd MELBOURNE 3004	\$572,500	17/02/2018

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.



2   1   1

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

**Indicative Selling Price**  
\$575,000  
**Median Unit Price**  
December quarter 2017: \$567,500

## Comparable Properties



**207/418 St Kilda Rd MELBOURNE 3004 (REI)**   **Agent Comments**

1   1   1

**Price:** \$650,000  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** 2  
**Property Type:** Apartment



**513/38 Bank St SOUTH MELBOURNE 3205 (REI)**   **Agent Comments**

2   1   1

**Price:** \$634,000  
**Method:** Private Sale  
**Date:** 23/03/2018  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 100 sqm approx

**108/15 Queens Rd MELBOURNE 3004 (REI)**   **Agent Comments**

2   2   1

**Price:** \$572,500  
**Method:** Auction Sale  
**Date:** 17/02/2018  
**Rooms:** 4  
**Property Type:** Apartment