

# Statement of Information

Sections 47AF of the Estate Agents Act 1980



**318/499 St Kilda Rd**  
Melbourne, VIC 3004

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$  or range between \$ 600,000 & \$ 650,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$ 605,500 \*House  \*Unit  Suburb Melbourne, VIC 3004  
Period - From 01/04/2020 to 31/03/2021 Source Protrack Australia

## 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.~~

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.