

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 26/485-489 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$625,000 & \$675,000

Median sale price

Median price \$525,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2019 to 30/09/2019 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	G01/55 Queens Rd MELBOURNE 3004	\$668,888	18/08/2019
2	25/38 Wells St SOUTHBANK 3006	\$663,000	03/10/2019
3	610/38 Bank St SOUTH MELBOURNE 3205	\$642,000	19/10/2019

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.~~

This Statement of Information was prepared on: 22/10/2019 10:46



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$625,000 - \$675,000

Median Unit Price

September quarter 2019: \$525,000

Comparable Properties



G01/55 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

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Price: \$668,888

Method: Private Sale

Date: 18/08/2019

Property Type: Apartment



25/38 Wells St SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$663,000

Method: Private Sale

Date: 03/10/2019

Property Type: Apartment



610/38 Bank St SOUTH MELBOURNE 3205 (REI)

Agent Comments

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  1

Price: \$642,000

Method: Auction Sale

Date: 19/10/2019

Property Type: Apartment