



## STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED  
WITHIN THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

PROPERTY OFFERED FOR SALE

**905/505 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)

**Range Between \$1,450,000 & \$1,580,000**

MEDIAN SALE PRICE

**Median price \$486,000 | Apartment | Melbourne (3004)**

**Period - From 1 April 2018 to 31 March 2019 | Source - REIV**

COMPARABLE PROPERTY SALES

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
<b>22/461 ST KILDA ROAD, MELBOURNE VIC 3004</b>	<b>\$1,650,000</b>	<b>05/06/2019</b>
<b>801/469 ST KILDA ROAD, MELBOURNE VIC 3004</b>	<b>\$1,920,000</b>	<b>22/04/2019</b>
<b>1601/480 ST KILDA ROAD, MELBOURNE VIC 3004</b>	<b>\$1,700,000</b>	<b>23/02/2019</b>

This statement of information was prepared on 16/09/2019

Please contact us for further information regarding this document  
or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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