

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode

Including suburb and 412 St Kilda Road, Melbourne VIC 3004

Indicative selling price

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

Unit type or class

| e.g. One bedroom units | Single price | | Lower price | | Higher price |
|--|--------------|------------------|-------------|---|--------------|
| 1 Bed, 1 Bath, 1 Carpark – TYPE A | \$ | Or range between | \$823,000 | & | \$885,000 |
| 1 Bed, 1 bath, 1 Carpark – TYPE B | \$ | Or range between | \$927,000 | & | \$979,000 |
| 1 Bed, 1 bath, 1 Carpark – TYPE C | \$ | Or range between | \$1,031,000 | & | \$1,041,000 |
| 1 Bed, 1 study, 1 bath, 1 Carpark – TYPE D | \$ | Or range between | \$1,405,000 | & | \$1,457,000 |
| 2 Bed, 2 Bath, 1 Carpark – TYPE E | \$ | Or range between | \$1,301,000 | & | \$1,405,000 |
| 2 Bed, 2 Bath, 1 Carpark – TYPE F | \$ | Or range between | \$1,457,000 | & | \$1,588,000 |
| 2 Bed, 2 Bath, 1 Carpark – TYPE G | \$ | Or range between | \$1,613,000 | & | \$1,769,000 |
| 2 Bed, 2 Bath, 1 Carpark - TYPE H | \$ | Or range between | \$1,780,000 | & | \$1,925,000 |
| 2 Bed, 2 Bath, 1 Carpark – TYPE I | \$ | Or range between | \$1.962.000 | & | \$2,081,000 |
| 2 Bed, 2 Bath, 1 Carpark - TYPE J | \$ | Or range between | \$1,988,000 | & | \$2,145,000 |
| 2 Bed, 2 Bath, 2 Carpark - TYPE K | \$ | Or range between | \$2,212,000 | & | \$2,316,000 |
| 2 Bed, 2 Bath, 2 Carpark - TYPE L | \$ | Or range between | \$2,335,000 | & | \$2,568,500 |
| 2 Bed, 2 Bath, 2 Carpark - TYPE M | \$ | Or range between | \$2,601,000 | & | \$2,680,000 |
| 2 Bed, 2 Bath, 2 Carpark - TYPE N | \$4,895,000 | Or range between | | | |
| 3 Bed, 3 Bath, 2 Carpark - TYPE O | \$ | Or range between | \$2,133,000 | & | \$2,341,000 |
| 3 Bed, 3 Bath, 2 Carpark - TYPE P | \$ | Or range between | \$2,393,000 | & | \$2,549,000 |
| 3 Bed, 3 Bath, 2 Carpark - TYPE Q | \$ | Or range between | \$3,226,000 | & | \$3,486,000 |
| 3 Bed, 3 Bath, 2 Carpark - TYPE R | \$ | Or range between | \$3,564,000 | & | \$3,642,000 |
| 4 Bed, 4 Bath, 4 Carpark - TYPE S | \$ | Or range between | \$8,365,000 | & | \$8,980,000 |

| 4 Bed, 4 Bath, 4 Carpark - TYPE T | \$10,405,000 | Or range between | & | |
|-----------------------------------|--------------|------------------|---|--|
| 4 Bed, 4 Bath, 4 Carpark - TYPE U | \$13,060,000 | Or range between | & | |
| 5 Bed, 5 Bath, 4 Carpark - TYPE V | \$9,996,000 | Or range between | & | |

Additional entries may be included or attached as required.

Suburb unit median sale price



Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

| E.g. One bedroom units | Address of comparable unit | Price | Date of Sale | |
|------------------------|--|-------|--------------|--|
| TYPE A | The estate agent or agent's representa comparable units were sold within two months. | • | | |

Unit type or class

| E.g. One bedroom units | Address of comparable unit | Price | Date of Sale |
|------------------------|--|-------|--------------|
| ТҮРЕ В | The estate agent or agent's repres comparable units were sold within months. | | • |

Unit type or class

E.g. One bedroom units

| | The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six |
|---|--|
| - | months. |

Unit type or class

E a One hadroom unite

| E.g. One bedroom units | Address of comparable drift | FIICE | Date of Sale |
|------------------------|---|-------|--------------|
| TYPE D | The estate agent or agent's represe comparable units were sold within t months. | | |
| | months. | | |

Drico

Address of comparable unit

Date of sale

Unit type or class

| E.g. One bedroom units | Address of comparable unit | Price | Date of Sale | |
|------------------------|---|-------|--------------|--|
| TYPE E | The estate agent or agent's represe comparable units were sold within the months. | | | |

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

| Unit type or class E.g. One bedroom units | Address of comparable unit | | |
|--|---|-------|--------------|
| TYPE F | The estate agent or agent's repre comparable units were sold within months. | | |
| Unit type or class E.g. One bedroom units | Address of comparable unit | | |
| TYPE G | The estate agent or agent's repre comparable units were sold within months. | | |
| Unit type or class E.g. One bedroom units | Address of comparable unit | Price | Date of Sale |
| TYPE H | The estate agent or agent's repre comparable units were sold within months. | | |
| Unit type or class E.g. One bedroom units | | | |
| TYPE I | The estate agent or agent's reprecomparable units were sold within months. | | |
| Unit type or class E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
| TYPE J | The estate agent or agent's repre comparable units were sold within months. | | |
| Unit type or class E.g. One bedroom units | Address of comparable unit | Price | Date of Sale |
| ТҮРЕ К | The estate agent or agent's reprecomparable units were sold within months. | - | |
| Unit type or class E.g. One bedroom units | | | |
| TYPE L | The estate agent or agent's reprecomparable units were sold within months. | • | |
| Unit type or class E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
| TYPE M | The estate agent or agent's repre comparable units were sold within months. | • | |
| Unit type or class E.g. One bedroom units | Address of comparable unit | Price | Date of Sale |
| TYPE N | The estate agent or agent's repre comparable units were sold within | | |

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months.

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Unit type or class

E.a. One bedroom units

| E.g. One bedroom units | | | |
|---|---|-------|--------------|
| TYPE O | The estate agent or agent's represe comparable units were sold within t months. | | |
| Unit type or class | | | |
| E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
| TYPE P | The estate agent or agent's represe comparable units were sold within t months. | | |
| Unit type or class | | | |
| E.g. One bedroom units | Address of comparable unit | Price | Date of Sale |
| TYPE Q | The estate agent or agent's represe comparable units were sold within t months. | | |
| Unit type or class E.g. One bedroom units | | | |
| TYPE R | The estate agent or agent's represe comparable units were sold within t months. | | |
| Unit type or class | | | |
| E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
| TYPE S | The estate agent or agent's represe comparable units were sold within t months. | | • |
| Unit type or class | | | |
| E.g. One bedroom units | Address of comparable unit | Price | Date of Sale |
| TYPE T | The estate agent or agent's represe comparable units were sold within t months. | | |
| Unit type or class E.g. One bedroom units | | | |
| TYPE U | The estate agent or agent's represe comparable units were sold within t months. | | |
| Unit type or class | | | |
| E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
| TYPE V | The estate agent or agent's represe comparable units were sold within t months. | | |

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