

## Statement of Information

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

#### Unit offered for sale

Address  
Including suburb and  
postcode

412 St Kilda Road, Melbourne VIC 3004
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#### Indicative selling price

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

Median price	\$499,000	Suburb	Melbourne
Period - From	01/04/2017	To	30/06/2017
Source	REIV		

### Comparable property sales

**B\*** 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 representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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#### Unit type or class

E.g. One bedroom units

**Address of comparable unit**

**Price**

**Date of Sale**

TYPE B	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.		
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#### Unit type or class

E.g. One bedroom units

TYPE C	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.		
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#### Unit type or class

E.g. One bedroom units

**Address of comparable unit**

**Price**

**Date of sale**

TYPE D	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.		
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#### 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 representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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**Unit type or class**

E.g. One bedroom units      Address of comparable unit

TYPE F	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.
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**Unit type or class**

E.g. One bedroom units      Address of comparable unit

TYPE G	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.
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**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 representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

E.g. One bedroom units

TYPE I	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.
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**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 representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

E.g. One bedroom units      Address of comparable unit      Price      Date of Sale

TYPE K	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.
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**Unit type or class**

E.g. One bedroom units

TYPE L	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.
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**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 representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**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 representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

E.g. One bedroom units

TYPE O	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.
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**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 representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**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 representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

E.g. One bedroom units

TYPE R	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.
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**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 representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**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 representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

E.g. One bedroom units

TYPE U	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.
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**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 representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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