

## 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

604/3-5 St Kilda Road St Kilda VIC 3182

### 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

\$399,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 6 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

2205/3-5 St Kilda Road St Kilda VIC 3182	\$446,250	18-Sep-19
2302/3-5 St Kilda Road St Kilda VIC 3182	\$430,000	20-Jun-19
607/3-5 St Kilda Road St Kilda VIC 3182	\$470,000	04-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 29 November 2019

Shannon Ferrif  
 M 0433896337  
 E shannonferrif@mcgrath.com.au



**2205/3-5 St Kilda Road St Kilda VIC 3182** Sold Price **\$446,250** Sold Date **18-Sep-19**

1 1 1

Distance -



**2302/3-5 St Kilda Road St Kilda VIC 3182** Sold Price **\$430,000** Sold Date **20-Jun-19**

1 1 1

Distance -



**607/3-5 St Kilda Road St Kilda VIC 3182** Sold Price **\$470,000** Sold Date **04-Nov-19**

1 1 1

Distance -

RS = Recent sale      UN = Undisclosed Sale

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