

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

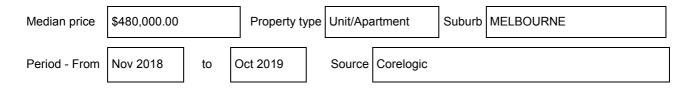
Address Including suburb and postcode 806/478a St Kilda Road, Melbourne, 3004

Indicative selling price

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

Single price		or range between	\$550,000.00	&	\$600,000.00	
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Median sale price



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
708/480 St Kilda Road Melbourne VIC 3004	\$590,000.00	19/07/2019
1409/50 Albert Road South Melbourne VIC 3205	\$599,000.00	7/09/2019
305/10 Porter Street Prahran VIC 3181	\$590,000.00	1/06/2019

This Statement of Information was prepared on: Monday 04th November 2019

