

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

809/505-507 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)

Single Price

or range
between

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2018

to

30 Nov 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

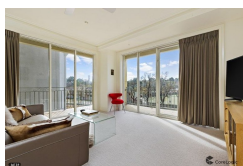
Date of sale

301/400 St Kilda Road Melbourne VIC 3004	\$834,999	16-Jul-19
83/632 St Kilda Road Melbourne VIC 3004	\$865,000	17-Aug-19
88A Surrey Road North South Yarra VIC 3141	\$855,000	30-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: 03 December 2019

**301/400 St Kilda Road Melbourne
VIC 3004**

Sold Price

\$834,999

Sold Date

16-Jul-19

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Distance

1.12km**83/632 St Kilda Road Melbourne
VIC 3004**

Sold Price

\$865,000

Sold Date

17-Aug-19

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Distance

1.19km**88A Surrey Road North South Yarra
VIC 3141**

Sold Price

^{RS}\$855,000

Sold Date

30-Nov-19

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Distance

1.73km**RS** = Recent sale**UN** = Undisclosed Sale

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