

## Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 811/576-578 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

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

Single price \$900,000

### Median sale price

Median price \$480,000

Unit X

Suburb Melbourne

Period - From 01/10/2018 to 31/12/2018

Source REIV

### 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
1104/576 – 578 St Kilda Road, Melbourne	\$960,000	08/12/2018
8D/635-643 St Kilda Road, Melbourne	\$860,000	26/10/2018
901/480 St Kilda Road, Melbourne	\$890,000	17/10/2018