

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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Unit offered for sale

Address Including suburb and postcode	204/3-5 St Kilda Road, St Kilda, VIC 3182
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Indicative selling price

For the meaning of this price see 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
One bedroom units	\$*	Or range between \$380,000	& \$400,000
	\$*	Or range between \$*	& \$
	\$*	Or range between \$*	& \$
	\$*	Or range between \$*	& \$
	\$*	Or range between \$*	& \$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$403,750	Suburb	St Kilda
Period - From	31/10/2018	To	31/12/2018
Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
One bedroom units	1. 1405/3-5 St Kilda Road St Kilda, VIC 3182	\$410,000	28/08/2018
	2. 707/101 St Kilda Road St Kilda, VIC 3182	\$420,000	22/08/2018
	3. 110/181 Fitzroy Street St Kilda, VIC 3182	\$395,000	26/07/2018

OR

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.

