

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

78/485-489 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$455,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2019 to 30/06/2019 Source REIV

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 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
1	1b Ann St WINDSOR 3181	\$1,115,000	06/04/2019
2	18/1 Albert Rd MELBOURNE 3004	\$1,050,000	24/08/2019
3	2604/3 Yarra St SOUTH YARRA 3141	\$1,010,000	02/04/2019

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 six months.~~

This Statement of Information was prepared on:

25/09/2019 09:37



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

June quarter 2019: \$455,000

Comparable Properties



1b Ann St WINDSOR 3181 (REI/VG)

Agent Comments

2
 2
 1

Price: \$1,115,000

Method: Auction Sale

Date: 06/04/2019

Property Type: House (Res)

Land Size: 98 sqm approx



18/1 Albert Rd MELBOURNE 3004 (REI)

Agent Comments

2
 2
 1

Price: \$1,050,000

Method: Private Sale

Date: 24/08/2019

Rooms: 4

Property Type: Apartment



2604/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2
 2
 2

Price: \$1,010,000

Method: Private Sale

Date: 02/04/2019

Rooms: 3

Property Type: Apartment

Land Size: 112 sqm approx