

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

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	2407/63 Whiteman St SOUTHBANK 3006	\$330,000	20/02/2019
2	905/568 St Kilda Rd MELBOURNE 3004	\$326,000	18/03/2019
3	706/568 St Kilda Rd MELBOURNE 3004	\$320,000	10/04/2019

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



2407/63 Whiteman St SOUTHBANK 3006
(REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 20/02/2019

Rooms: 2

Property Type: Apartment

Land Size: 53 sqm approx

905/568 St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments



Price: \$326,000

Method: Private Sale

Date: 18/03/2019

Rooms: 2

Property Type: Apartment

Land Size: 2320 sqm approx



706/568 St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 10/04/2019

Rooms: 3

Property Type: Apartment