

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	13/416 St Kilda Rd MELBOURNE 3004	\$350,000	25/07/2018
2	1401/7 Katherine PI MELBOURNE 3000	\$345,000	29/07/2018
3	707/815 Bourke St DOCKLANDS 3008	\$343,000	22/09/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$349,000
Median Unit Price
September quarter 2018: \$630,000

Comparable Properties



13/416 St Kilda Rd MELBOURNE 3004 (REI) [Agent Comments](#)

1 1 -

Price: \$350,000
Method: Private Sale
Date: 25/07/2018
Rooms: -
Property Type: Apartment



1401/7 Katherine Pl MELBOURNE 3000 (REI) [Agent Comments](#)

1 1 -

Price: \$345,000
Method: Private Sale
Date: 29/07/2018
Rooms: 3
Property Type: Apartment



707/815 Bourke St DOCKLANDS 3008 (REI) [Agent Comments](#)

1 1 -

Price: \$343,000
Method: Auction Sale
Date: 22/09/2018
Rooms: 2
Property Type: Apartment