

## 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

3101/368 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)

Range between

\$3,500,000

&

\$3,850,000

#### Median sale price

Median price

\$520,000

House

Unit

X

Suburb

Melbourne

Period - From

01/04/2017

to

31/03/2018

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	2008/250 St Kilda Rd SOUTHBANK 3006	\$3,500,000	17/04/2018
2	1/63 Davis Av SOUTH YARRA 3141	\$3,500,000	09/12/2017
3	6/547 Toorak Rd SOUTH YARRA 3141	\$3,300,000	02/05/2018

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.



 3    2    3

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$3,500,000 - \$3,850,000  
**Median Unit Price**  
Year ending March 2018: \$520,000

## Comparable Properties

**2008/250 St Kilda Rd SOUTHBANK 3006 (REI)**   **Agent Comments**

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**Price:** \$3,500,000  
**Method:** Private Sale  
**Date:** 17/04/2018  
**Rooms:** -  
**Property Type:** Apartment

**1/63 Davis Av SOUTH YARRA 3141 (VG)**   **Agent Comments**

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**Price:** \$3,500,000  
**Method:** Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**6/547 Toorak Rd SOUTH YARRA 3141 (REI)**   **Agent Comments**

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**Price:** \$3,300,000  
**Method:** Private Sale  
**Date:** 02/05/2018  
**Rooms:** -  
**Property Type:** Unit