



STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

703/1 Roy Street, Melbourne, VIC 3004

INDICATIVE SELLING PRICE

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

Single Price \$1,040,000

MEDIAN SALE PRICE

Median price \$486,000 | Unit | Melbourne (3004)

Period - From 1 April 2018 to 31 March 2019 | Source - REIV

COMPARABLE PROPERTY SALES

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
1401/81 QUEENS ROAD, MELBOURNE VIC 3004	\$1,073,000	06/04/2019
2604/3 YARRA STREET, SOUTH YARRA VIC 3141	\$1,010,000	02/04/2019
1203/576-578 ST KILDA ROAD, MELBOURNE VIC 3004	\$950,000	11/04/2019