



## 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

**504/1 Roy Street, 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 \$890,000 & \$950,000**

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
<b>1204/576-578 ST KILDA ROAD, MELBOURNE VIC 3004</b>	<b>\$950,000</b>	<b>28/05/2019</b>
<b>1203/576-578 ST KILDA ROAD, MELBOURNE VIC 3004</b>	<b>\$950,000</b>	<b>11/04/2019</b>
<b>803/1 ROY STREET, MELBOURNE VIC 3004</b>	<b>\$826,000</b>	<b>14/05/2019</b>