

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

189/632 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$532,500

Unit

X

Suburb

Melbourne

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
9/73 Queens Rd MELBOURNE 3004	\$938,000	25/02/2017
1201/82 Queens Rd MELBOURNE 3004	\$790,000	18/03/2017
21/3 Alfred Sq ST KILDA 3182	\$705,000	18/02/2017

189/632 St Kilda Road, Melbourne Vic 3004



 2  - 

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$850,000
Median Unit Price
March quarter 2017: \$532,500

Comparable Properties



9/73 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 3  2  2

Price: \$938,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: Apartment



1201/82 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 3  2  1

Price: \$790,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: Apartment



21/3 Alfred Sq ST KILDA 3182 (REI/VG)

Agent Comments

 3  2  1

Price: \$705,000
Method: Auction Sale
Date: 18/02/2017
Rooms: 3
Property Type: Apartment