Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	ıle
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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
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Median sale price

Median price	\$532,500		Unit X	Sub	urb
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

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Agent Comments

Rooms: Property Type: Apartment

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

Comparable Properties



9/73 Queens Rd MELBOURNE 3004 (REI)

3





Agent Comments

Price: \$938,000 Method: Auction Sale Date: 25/02/2017

Rooms: -

Property Type: Apartment



1201/82 Queens Rd MELBOURNE 3004 (REI)

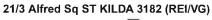
Price: \$790,000 Method: Auction Sale Date: 18/03/2017

Rooms: -

3

Property Type: Apartment

Agent Comments









Price: \$705,000 Method: Auction Sale Date: 18/02/2017

Rooms: 3

Property Type: Apartment

Agent Comments

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