

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

507/470 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$470,000

&

\$490,000

Median sale price

Median price

\$515,000

House

Unit

X

Suburb

Melbourne

Period - From

01/01/2018

to

31/12/2018

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	1612/450 St Kilda Rd MELBOURNE 3004	\$488,000	14/09/2018
2	316/450 St Kilda Rd MELBOURNE 3004	\$486,000	02/11/2018
3	1108/470 St Kilda Rd MELBOURNE 3004	\$482,000	29/10/2018

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.

507/470 St Kilda Road, Melbourne Vic 3004



 2  - 

Rooms:

Property Type: Subdivided Flat -
Single OYO Flat

Agent Comments

Indicative Selling Price

\$470,000 - \$490,000

Median Unit Price

Year ending December 2018: \$515,000

Comparable Properties

1612/450 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

 2  -  -

Price: \$488,000

Method: Sale

Date: 14/09/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

316/450 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

 2  -  -

Price: \$486,000

Method: Sale

Date: 02/11/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



**1108/470 St Kilda Rd MELBOURNE 3004
(REI/VG)**

Agent Comments

 2  1  1

Price: \$482,000

Method: Private Sale

Date: 29/10/2018

Rooms: -

Property Type: Apartment