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	507/470 St Kilda Road, Melbourne Vic 3004
Including suburb and	
postcode	

Indicative selling price

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

Range between \$470,000 & \$490,000	Range between	\$470,000	&	\$490,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$515,000	Hou	se	Unit	Х	Suburb	Melbourne
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

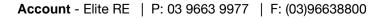
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







Generated: 27/02/2019 18:05





Indicative Selling Price \$470,000 - \$490,000 Median Unit Price Year ending December 2018: \$515,000

Agent Comments

Comparable Properties

1612/450 St Kilda Rd MELBOURNE 3004 (VG)

-. A.

Price: \$488,000 Method: Sale Date: 14/09/2018

Rooms: -

└─ 2

-2

Property Type: Flat/Unit/Apartment (Res)

316/450 St Kilda Rd MELBOURNE 3004 (VG) Agent Comments

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)

4 2 📥 1 🛱

Price: \$482,000 **Method:** Private Sale **Date:** 29/10/2018

Rooms: -

Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800





Generated: 27/02/2019 18:05

Agent Comments

Agent Comments