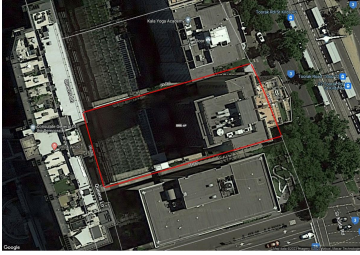


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



163/418 ST KILDA ROAD, MELBOURNE,

3 2 1

Indicative Selling Price

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

Price Range: **\$750,000 to \$800,000**

Provided by: Sue Woollard, Ian Reid Buyer & Vendor Advocates

MEDIAN SALE PRICE



MELBOURNE, VIC, 3004

Suburb Median Sale Price (Unit)

\$508,999

01 October 2022 to 31 March 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



308/19 QUEENS RD, MELBOURNE, VIC 3004

3 2 1

Sale Price

\$765,500

Sale Date: 23/12/2022

Distance from Property: 485m



1006/8 BOWEN CRES, MELBOURNE, VIC 3004

2 2 1

Sale Price

***\$775,000**

Sale Date: 02/04/2023

Distance from Property: 184m



This report has been compiled on 18/04/2023 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

163/418 ST KILDA ROAD, MELBOURNE, VIC 3004

Indicative selling price

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

Price Range: \$750,000 to \$800,000


Median sale price

Median price: \$508,999

Property type: Unit

Suburb: MELBOURNE

Period: 01 October 2022 to 31 March 2023

Source: 

Comparable property sales

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.

Address of comparable property	Price	Date of sale
308/19 QUEENS RD, MELBOURNE, VIC 3004	\$765,500	23/12/2022
1006/8 BOWEN CRES, MELBOURNE, VIC 3004	*\$775,000	02/04/2023

This Statement of Information was prepared on: 18/04/2023