Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for Sale

Address Including suburb and postcode: 1104/470 St Kilda Road, Melbourne VIC 3004

Indicative selling price

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

Single price: $ 499,000 or range between: _____ & _____

Median sale price

Median price: $510,000 *House: _____ *unit: X Suburb or locality: MELBOURNE

Period - From: 2017 Q2 to: 2018 Q2 Source: REIV

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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. 76/485-489 St Kilda Rd Melbourne	$510,000	23/06/2018
2. 507/582 St Kilda Rd Melbourne	$507,000	24/04/2018
3. 505/82 Queens Road Melbourne	$505,000	21/03/2018

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.