

Andrew Duffy  
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## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb   
 Period - From  to  Source

#### 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	1704/3-5 St Kilda Rd ST KILDA 3182	\$450,000	31/05/2017
2	403/78 Inkerman St ST KILDA 3182	\$450,000	02/09/2017
3	711/163 Fitzroy St ST KILDA 3182	\$435,000	31/03/2017

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.

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 1    1    1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$430,000 - \$455,000  
**Median Unit Price**  
June quarter 2017: \$518,750

## Comparable Properties



1704/3-5 St Kilda Rd ST KILDA 3182 (REI/VG)   **Agent Comments**

 1    1    1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 31/05/2017  
**Rooms:** -  
**Property Type:** Apartment



403/78 Inkerman St ST KILDA 3182 (REI)   **Agent Comments**

 1    1    1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 02/09/2017  
**Rooms:** -  
**Property Type:** Apartment

711/163 Fitzroy St ST KILDA 3182 (VG)   **Agent Comments**

 1    -    -

**Price:** \$435,000  
**Method:** Sale  
**Date:** 31/03/2017  
**Rooms:** -  
**Property Type:** Subdivided Flat - Single OYO  
Flat