

KAY & BURTON

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

707/499 St Kilda Road, Melbourne, VIC 3004

INDICATIVE SELLING PRICE

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

Single Price \$1,600,000

MEDIAN SALE PRICE

Median price \$520,000 | Unit | Melbourne (3004)

Period - From 1 January 2017 to 31 December 2017 | Source - REIV

COMPARABLE PROPERTY SALES

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
124/1 ALBERT ROAD, MELBOURNE VIC 3004	\$1,850,000	20/02/2018
705/157 FITZROY STREET, ST KILDA VIC 3182	\$1,800,000	16/01/2018
1202/469 ST KILDA ROAD, MELBOURNE VIC 3004	\$1,705,000	24/02/2018