

### Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1103/480 St Kilda Road, MELBOURNE 3004

## Indicative selling price

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

## Single price \$459,000

## Median sale price

Median **Unit**for **MELBOURNE** for period **Jun 2017 - Jun 2017** Sourced from **PDOL**.

\$499,000

## Comparable property sales

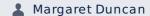
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>411/505 St Kilda Road</b> , Melbourne 3004	Price <b>\$490,000</b> Sold 03 March 2017
<b>44/431 St Kilda Road</b> , Melbourne 3004	Price <b>\$480,000</b> Sold 14 June 2017
<b>58/604 St Kilda Road</b> , Melbourne 3004	Price <b>\$460,000</b> Sold 22 August 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980 . This information was sourced from PDOL.



#### Contact agents



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