

## 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

T305/348 St Kilda Road, Melbourne Vic 3000

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

Range between

\$480,000

&amp;

\$520,000

**Median sale price**

Median price

\$567,500

House

Unit

X

Suburb

Melbourne

Period - From

01/10/2017

to

31/12/2017

Source

REIV

**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	1311/283 City Rd SOUTHBANK 3006	\$517,000	21/12/2017
2	2604/151 City Rd SOUTHBANK 3006	\$515,000	10/02/2018
3	276/88 Kavanagh St SOUTHBANK 3006	\$505,000	13/12/2017

**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.

T305/348 St Kilda Road, Melbourne Vic 3000

**Jellis  
Craig**

Alexander Magliolo

9387 5888

0433 401 487

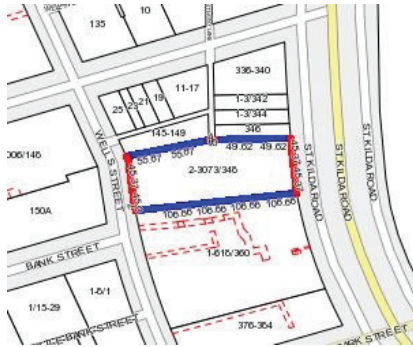
alexandermagliolo@jellisrcraig.com.au

**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

December quarter 2017: \$567,500



 2    1    0

**Rooms:**

**Property Type:** Serviced  
Apartment

**Land Size:** 80 sqm approx

**Agent Comments**

## Comparable Properties



**1311/283 City Rd SOUTHBANK 3006 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$517,000

**Method:** Sale

**Date:** 21/12/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat



**2604/151 City Rd SOUTHBANK 3006 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$515,000

**Method:** Private Sale

**Date:** 10/02/2018

**Rooms:** 3

**Property Type:** Apartment



**276/88 Kavanagh St SOUTHBANK 3006 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$505,000

**Method:** Private Sale

**Date:** 13/12/2017

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 76 sqm approx

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.