## 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

Range between \$455,000	&	\$480,000
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#### Median sale price

Median price	\$509,000	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	01/07/2024	to	30/09/2024	So	ource	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

Add	Address of comparable property		Date of sale
1	703/83 Queens Rd MELBOURNE 3004	\$470,000	16/11/2024
2	106/505 St Kilda Rd MELBOURNE 3004	\$480,000	26/10/2024
3	1508/605 St Kilda Rd MELBOURNE 3004	\$475,000	06/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 10/12/
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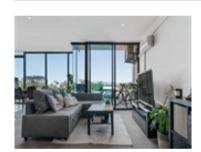




Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$455,000 - \$480,000 **Median Unit Price** September quarter 2024: \$509,000

## Comparable Properties



703/83 Queens Rd MELBOURNE 3004 (REI)

Price: \$470,000 Method: Private Sale Date: 16/11/2024

Property Type: Apartment

**Agent Comments** 



106/505 St Kilda Rd MELBOURNE 3004 (REI)



**Agent Comments** 

Price: \$480,000 Method: Private Sale Date: 26/10/2024

Rooms: 2

Property Type: Apartment

1508/605 St Kilda Rd MELBOURNE 3004 (REI/VG)







Price: \$475,000 Method: Private Sale Date: 06/09/2024

Property Type: Apartment

**Agent Comments** 

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822



