

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

67/431 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$700,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2022

to

31/12/2022

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	910/50 Albert Rd SOUTH MELBOURNE 3205	\$726,000	19/10/2022
2	506/480 St Kilda Rd MELBOURNE 3004	\$725,000	29/09/2022
3	1212/50 Albert Rd SOUTH MELBOURNE 3205	\$682,000	01/10/2022

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.~~

This Statement of Information was prepared on:

02/02/2023 14:27



2
 1
 1

Rooms: 5
Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$700,000

Median Unit Price
 December quarter 2022: \$530,000

Comparable Properties

910/50 Albert Rd SOUTH MELBOURNE 3205
 (REI/VG)

Agent Comments

2
 2
 1

Price: \$726,000
Method: Private Sale
Date: 19/10/2022
Property Type: Unit



506/480 St Kilda Rd MELBOURNE 3004
 (REI/VG)

Agent Comments

2
 2
 1

Price: \$725,000
Method: Private Sale
Date: 29/09/2022
Property Type: Apartment



1212/50 Albert Rd SOUTH MELBOURNE 3205
 (REI/VG)

Agent Comments

2
 2
 1

Price: \$682,000
Method: Auction Sale
Date: 01/10/2022
Property Type: Apartment