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

176/418 St Kilda Road, Melbourne Vic 3004

Indicative selling price

	e			/ 1 1'
-or the meaning	n of this	nrica saa	consumer.vic.gov.	au/underguoting
	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$750,000

Median sale price

Median price	\$558,900	Pro	perty Type Uni	t		Suburb	Melbourne
Period - From	25/11/2023	to	24/11/2024	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.

Add	dress of comparable property	Price	Date of sale
1	919/555 St Kilda Rd MELBOURNE 3004	\$750,000	03/10/2024
2	919/555 St Kilda Rd MELBOURNE 3004	\$750,000	07/08/2024
3	96/418 St Kilda Rd MELBOURNE 3004	\$750,000	19/07/2024

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:

25/11/2024 11:17





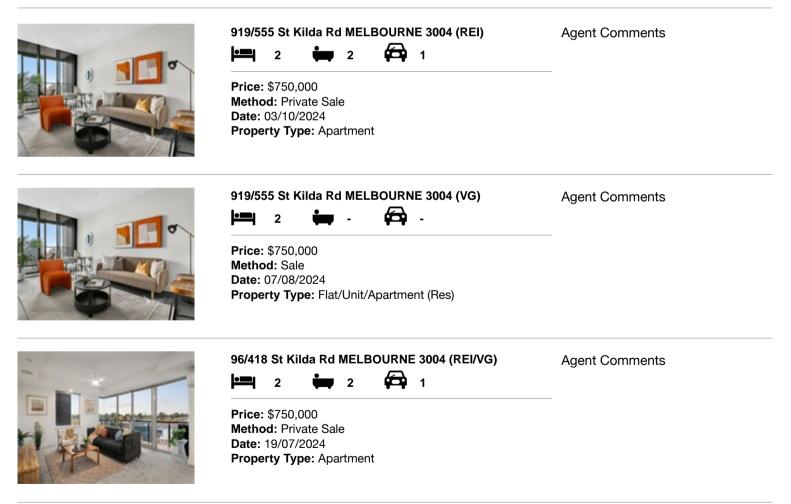




Property Type: Apartment Agent Comments Year Built: 1999 OC fee: \$7 000 per year C Indicative Selling Price \$750,000 Median Unit Price 25/11/2023 - 24/11/2024: \$558,900

Year Built: 1999 OC fee: \$7,000 per year Council Rate: \$1,488 per year Water rate: \$700 per year

Comparable Properties



Account - The One Real Estate (AU) | P: 03 7007 5707



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria. 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.