



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

76/418 St Kilda Road, Melbourne, 3004

Indicative selling price

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

Single price

or range between

\$660,000.00

&

\$700,000.00

Median sale price

Median price

\$636,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Jun 2021

to

May 2022

Source

CoreLogic

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1310/568 ST KILDA ROAD MELBOURNE VIC 3004	\$690,000.00	19/03/2022
705/39 COVENTRY STREET SOUTHBANK VIC 3006	\$690,000.00	8/03/2022
302/39 PARK STREET SOUTH MELBOURNE VIC 3205	\$679,000.00	10/03/2022

This Statement of Information was prepared on: Monday 27th June 2022