



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 131/416A 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 \$569,000.00 & \$619,000.00

Median sale price

Median price \$630,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Jul 2022 to Jun 2023 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
815/35 ALBERT ROAD MELBOURNE VIC 3004	\$570,000.00	22/05/2023
712/12 QUEENS ROAD MELBOURNE VIC 3004	\$590,000.00	11/05/2023
6/32 QUEENS ROAD MELBOURNE VIC 3004	\$600,000.00	22/06/2023

This Statement of Information was prepared on: Friday 28th July 2023