

# 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

1303/3-5 St Kilda Road, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$425,000

### Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2020

to

31/03/2020

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	702/3-5 St Kilda Rd ST KILDA 3182	\$440,000	23/03/2020
2	504/3-5 St Kilda Rd ST KILDA 3182	\$418,000	05/02/2020
3	1308/568 St Kilda Rd MELBOURNE 3004	\$415,500	25/05/2020

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:

30/06/2020 12:03

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**Indicative Selling Price**

\$425,000

**Median Unit Price**

March quarter 2020: \$620,000



 1  1  1

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties

702/3-5 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments

 1  -  -

**Price:** \$440,000

**Method:** Sale

**Date:** 23/03/2020

**Property Type:** Subdivided Flat - Single OYO Flat

504/3-5 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments

 1  -  -

**Price:** \$418,000

**Method:** Sale

**Date:** 05/02/2020

**Property Type:** Subdivided Flat - Single OYO Flat



1308/568 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 1  1  1

**Price:** \$415,500

**Method:** Private Sale

**Date:** 25/05/2020

**Property Type:** Apartment