#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	Unit T505/348 St Kilda Road, Melbourne Vic 3004
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$480,000 & \$510,000	Range between	\$480,000	&	\$510,000
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#### Median sale price

Median price	\$518,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/04/2021	to	31/03/2022	s	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

	areas or comparable property	1 1100	Date of Sale
1	912/39 Coventry St SOUTHBANK 3006	\$500,000	30/05/2022
2	904/38 Albert Rd SOUTH MELBOURNE 3205	\$490,000	30/04/2022
3	1006/470 St Kilda Rd MELBOURNE 3004	\$480,000	16/04/2022

#### 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:	16/06/2022 10:39



Date of sale









**Property Type: Agent Comments** 

**Indicative Selling Price** \$480,000 - \$510,000 **Median Unit Price** Year ending March 2022: \$518,000

## Comparable Properties



912/39 Coventry St SOUTHBANK 3006 (REI)

**Agent Comments** 

Price: \$500,000 Method: Private Sale Date: 30/05/2022

Property Type: Apartment



904/38 Albert Rd SOUTH MELBOURNE 3205

(REI)

**1** 2

Price: \$490,000 Method: Private Sale Date: 30/04/2022

Property Type: Apartment

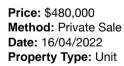
Agent Comments







**Agent Comments** 



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