

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

Unit T505/348 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$480,000 & \$510,000

Median sale price

Median price \$518,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2021 to 31/03/2022 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	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



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)

Agent Comments



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



1006/470 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 16/04/2022
Property Type: Unit