

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 506/348 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$290,000 & \$319,000

Median sale price

Median price \$502,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

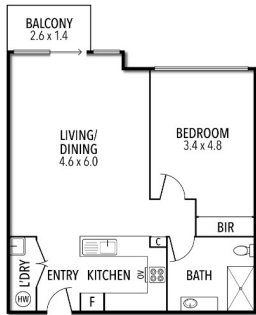
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1903/58 Clarke St SOUTHBANK 3006	\$295,000	30/10/2024
2	103/368 LITTLE COLLINS St MELBOURNE 3000	\$350,000	21/10/2024
3	1701/8 Downie St MELBOURNE 3000	\$350,000	12/09/2024

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: 21/11/2024 11:09



Property Type: Flat

Agent Comments

Indicative Selling Price

\$290,000 - \$319,000

Median Unit Price

Year ending September 2024: \$502,000

Comparable Properties



1903/58 Clarke St SOUTHBANK 3006 (REI)

Agent Comments

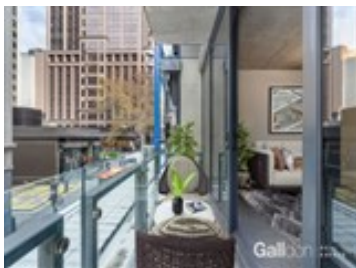


Price: \$295,000

Method: Private Sale

Date: 30/10/2024

Property Type: Apartment



103/368 LITTLE COLLINS St MELBOURNE 3000 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 21/10/2024

Property Type: Apartment



1701/8 Downie St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 12/09/2024

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504