

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

302/576 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$1,295,000

Median sale price

Median price

\$516,000

Property Type

Unit

Suburb

Melbourne

Period - From

10/05/2021

to

09/05/2022

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	1002/8 Garden St SOUTH YARRA 3141	\$1,300,000	13/04/2022
2	510/499 St Kilda Rd MELBOURNE 3004	\$1,210,000	10/12/2021
3	606/576-578 St Kilda Rd MELBOURNE 3004	\$1,180,000	28/02/2022

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:

10/05/2022 15:24



3
 2
 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$1,295,000

Median Unit Price
 10/05/2021 - 09/05/2022: \$516,000

Comparable Properties



1002/8 Garden St SOUTH YARRA 3141 (REI)

Agent Comments

3
 2
 2

Price: \$1,300,000
Method: Private Sale
Date: 13/04/2022
Property Type: Apartment



510/499 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,210,000
Method: Private Sale
Date: 10/12/2021
Property Type: Apartment



606/576-578 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3
 2
 2

Price: \$1,180,000
Method: Private Sale
Date: 28/02/2022
Property Type: Apartment

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545