

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

404/320-322 ST KILDA ROAD SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,999

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

309/320-322 ST KILDA ROAD SOUTHBANK VIC 3006	\$617,000	12-Jul-23
604/320-322 ST KILDA ROAD SOUTHBANK VIC 3006	\$625,000	22-Jul-23
1309/2-14 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$615,000	05-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 10 August 2023

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**309/320-322 ST KILDA ROAD
SOUTHBANK VIC 3006**
 2  1  2

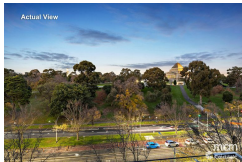
Sold Price

^{RS} **\$617,000**

Sold Date

12-Jul-23

Distance

0km

**604/320-322 ST KILDA ROAD
SOUTHBANK VIC 3006**
 2  1  2

Sold Price

^{RS} **\$625,000**

Sold Date

22-Jul-23

Distance

0km

**1309/2-14 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**
 2  1  2

Sold Price

^{RS} **\$615,000** ^{UN}

Sold Date

05-Jul-23

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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