

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 1001/594 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$420,000

Median sale price

Median price \$500,000

Property Type Unit

Suburb Melbourne

Period - From 01/04/2024

to 30/06/2024

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	1401/594 St Kilda Rd MELBOURNE 3004	\$420,000	15/04/2024
2	801/6 St Kilda Rd ST KILDA 3182	\$420,000	23/02/2024
3	220/163 Fitzroy St ST KILDA 3182	\$420,000	26/02/2024

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:

22/07/2024 15:17



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$420,000

Median Unit Price
June quarter 2024: \$500,000

Comparable Properties



1401/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment



801/6 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 23/02/2024
Property Type: Apartment



220/163 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 26/02/2024
Property Type: Apartment

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