



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 15/360 St Kilda Road, Melbourne, 3004

Indicative selling price

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

Single price or range between \$490,000.00 & \$530,000.00

Median sale price

Median price \$501,900.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Oct 2021 to Dec 2021 Source REIV

Comparable property sales

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
212/33 Cliveden Cl EAST MELBOURNE 3002	\$521,000.00	31/12/2021
1205/325 Collins St MELBOURNE 3000	\$510,500.00	27/12/2021
1603/38 Albert Rd SOUTH MELBOURNE 3205	\$500,000.00	30/10/2021

This Statement of Information was prepared on: Friday 01st April 2022