Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$478,564	Pro	perty Type	Jnit]	Suburb	Melbourne
Period - From	01/01/2023	to	31/12/2023	So	ource	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

7,01	aress of comparable property	1 1100	Date of Sale
1	23/416a St Kilda Rd MELBOURNE 3004	\$445,000	07/12/2023
2	1611/450 St Kilda Rd MELBOURNE 3004	\$445,000	21/02/2024
3	1112/450 St Kilda Rd MELBOURNE 3004	\$440,000	28/11/2023

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:	03/04/2024 13:12



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$430,000 - \$450,000 Median Unit Price Year ending December 2023: \$478,564

Comparable Properties



23/416a St Kilda Rd MELBOURNE 3004

(REI/VG)

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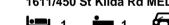
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Price: \$445,000 Method: Private Sale Date: 07/12/2023

Property Type: Apartment

Agent Comments



Price: \$445,000 Method: Private Sale Date: 21/02/2024

Property Type: Apartment

1611/450 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

1112/450 St Kilda Rd MELBOURNE 3004 (REI/VG)







Price: \$440,000 Method: Private Sale Date: 28/11/2023

Property Type: Apartment

Agent Comments

Account - Gem Realty



