

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

1203/601 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$482,500

Property Type Unit

Suburb Melbourne

Period - From 01/07/2021

to 30/09/2021

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	10/89 Fitzroy St ST KILDA 3182	\$630,000	01/10/2021
2	104/10 Hillingdon Pl PRAHRAN 3181	\$630,000	24/06/2021
3	4/1 Woonsocket Ct ST KILDA 3182	\$590,000	18/10/2021

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:

11/11/2021 10:34



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

September quarter 2021: \$482,500

Comparable Properties



10/89 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$630,000

Method: Private Sale

Date: 01/10/2021

Property Type: Apartment



104/10 Hillingdon Pl PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$630,000

Method: Sold Before Auction

Date: 24/06/2021

Property Type: Apartment



4/1 Woonsocket Ct ST KILDA 3182 (REI)

Agent Comments

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Price: \$590,000

Method: Private Sale

Date: 18/10/2021

Property Type: Apartment