

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

56/431 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$520,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2022

to

30/06/2022

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	10/4a Gordon Gr SOUTH YARRA 3141	\$722,500	30/08/2022
2	23/30 Mona PI SOUTH YARRA 3141	\$720,000	24/05/2022
3	69/88 Wells St SOUTHBANK 3006	\$715,000	09/04/2022

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:

03/10/2022 10:35



2
 1
 1

Rooms: 4
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median Unit Price
 June quarter 2022: \$520,500

Comparable Properties



10/4a Gordon Gr SOUTH YARRA 3141 (REI)

Agent Comments

2
 1
 1

Price: \$722,500
Method: Private Sale
Date: 30/08/2022
Property Type: Apartment



23/30 Mona PI SOUTH YARRA 3141 (REI/VG)

Agent Comments

2
 1
 1

Price: \$720,000
Method: Private Sale
Date: 24/05/2022
Property Type: Apartment

69/88 Wells St SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 1
 1

Price: \$715,000
Method: Auction Sale
Date: 09/04/2022
Property Type: Apartment
Land Size: 83 sqm approx