

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

1504/3-5 ST KILDA ROAD ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

906/610 ST KILDA ROAD MELBOURNE VIC 3004	\$410,000	28-Jul-22
1003/70 QUEENS ROAD MELBOURNE VIC 3004	\$420,000	01-Sep-22
305B/21 INKERMAN STREET ST KILDA VIC 3182	\$398,500	30-Sep-22

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 6 months.~~

This Statement of Information was prepared on: 13 November 2022

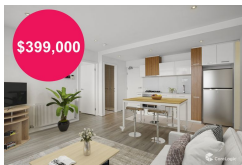

**906/610 ST KILDA ROAD
MELBOURNE VIC 3004**
 1
  1
  1

 Sold Price **\$410,000** Sold Date **28-Jul-22**

 Distance **0.8km**

**1003/70 QUEENS ROAD
MELBOURNE VIC 3004**
 1
  1
  1

 Sold Price **\$420,000** Sold Date **01-Sep-22**

 Distance **0.93km**

**305B/21 INKERMANS STREET ST
KILDA VIC 3182**
 1
  1
  1

 Sold Price ^{RS} **\$398,500** ^{UN} Sold Date **30-Sep-22**

 Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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