

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

1505/348 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2019

to

30/06/2020

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	213/148 Wells St SOUTH MELBOURNE 3205	\$570,000	01/06/2020
2	1606/22 Dorcas St SOUTHBANK 3006	\$545,000	09/07/2020
3	1210/65 Coventry St SOUTHBANK 3006	\$530,000	29/04/2020

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:

09/09/2020 11:53



Property Type:
Agent Comments

Indicative Selling Price
\$550,000

Median Unit Price
Year ending June 2020: \$530,000

Comparable Properties



213/148 Wells St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 01/06/2020
Property Type: Apartment



1606/22 Dorcas St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 09/07/2020
Rooms: 4
Property Type: Apartment



1210/65 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 29/04/2020
Property Type: Apartment