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

906/6 St Kilda Road, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$535,000		&		\$565,000			
Median sale pr	rice							
Median price	\$529,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	7/23 Chapel St ST KILDA 3182	\$547,500	16/11/2024
2	906/101 St Kilda Rd ST KILDA 3182	\$575,000	14/11/2024
3	9/174 Barkly St ST KILDA 3182	\$535,000	28/10/2024

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:

25/11/2024 11:40



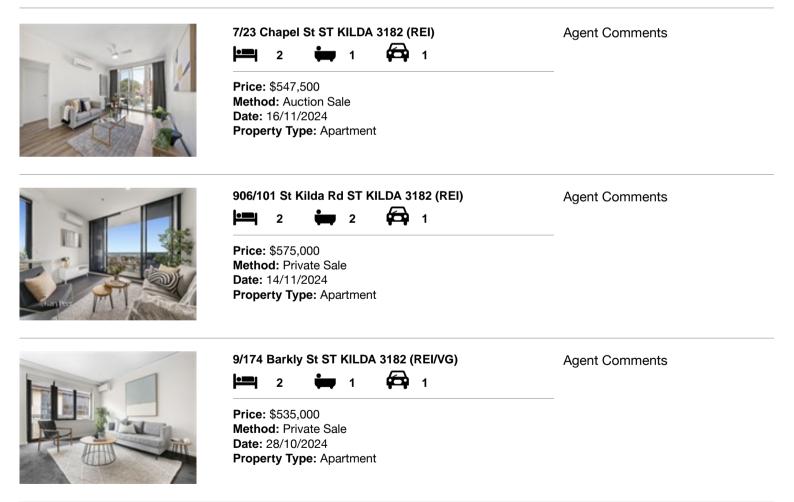






Property Type: Apartment **Land Size:** 72 sqm approx Agent Comments Indicative Selling Price \$535,000 - \$565,000 Median Unit Price Year ending September 2024: \$529,000

Comparable Properties



Account - Gem Realty



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