

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

1319/555 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Single price

\$780,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2022

to

31/03/2022

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	510/87 High St PRAHRAN 3181	\$800,000	11/04/2022
2	703/478a St Kilda Rd MELBOURNE 3004	\$790,000	11/03/2022
3	1718/555 St Kilda Rd MELBOURNE 3004	\$790,000	15/03/2022

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:

25/05/2022 09:38



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$780,000

Median Unit Price
March quarter 2022: \$580,000

Comparable Properties



510/87 High St PRAHRAN 3181 (REI)

2 2 1

Price: \$800,000
Method: Private Sale
Date: 11/04/2022
Property Type: Apartment

Agent Comments

Smaller, less glamorous building with no amenities, larger floorplan with city views.



703/478a St Kilda Rd MELBOURNE 3004 (REI/VG)

2 2 1

Price: \$790,000
Method: Private Sale
Date: 11/03/2022
Property Type: Apartment

Agent Comments

Same building. Highly comparable

1718/555 St Kilda Rd MELBOURNE 3004 (VG)

2 - -

Price: \$790,000
Method: Sale
Date: 15/03/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Same building. Highly comparable