## 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

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Single price \$780,000

#### Median sale price

Median price	\$580,000	Pro	operty Type Unit	t	Suburb	Melbourne
Period - From	01/01/2022	to	31/03/2022	Sour	rce 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.

Ado	dress 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:

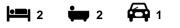
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## WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





**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 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 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 2	Agent Comments Same building. Highly comparable

#### Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

propertydata



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