

# 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 3D/622 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$700,000

### Median sale price

Median price \$524,600

Property Type Unit

Suburb Melbourne

Period - From 09/01/2023

to 08/01/2024

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	7/83 Park St ST KILDA WEST 3182	\$710,000	19/12/2023
2	4/11 Motherwell St SOUTH YARRA 3141	\$700,000	10/11/2023
3	522/555 St Kilda Rd MELBOURNE 3004	\$680,000	20/08/2023

**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:

09/01/2024 10:15



3 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000

Median Unit Price

09/01/2023 - 08/01/2024: \$524,600

## Comparable Properties



7/83 Park St ST KILDA WEST 3182 (REI)

Agent Comments

3 1 1

Price: \$710,000

Method: Private Sale

Date: 19/12/2023

Property Type: Apartment



4/11 Motherwell St SOUTH YARRA 3141 (VG)

Agent Comments

3 - -

Price: \$700,000

Method: Sale

Date: 10/11/2023

Property Type: Flat/Unit/Apartment (Res)

522/555 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

3 - -

Price: \$680,000

Method: Sale

Date: 20/08/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951