

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

105/499 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

308/499 ST KILDA ROAD MELBOURNE VIC 3004	\$360,000	13-Jan-24
408/499 ST KILDA ROAD MELBOURNE VIC 3004	\$370,000	13-Nov-23

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 6 months.

This Statement of Information was prepared on: 02 July 2024



**308/499 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 -

Sold Price **\$360,000** Sold Date **13-Jan-24**

Distance **0km**



**408/499 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 -

Sold Price **\$370,000** Sold Date **13-Nov-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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