

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

323/555 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$1,270,000

&

\$1,350,000

Median sale price

Median price \$480,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2022

to

30/06/2023

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	805/469 St Kilda Rd MELBOURNE 3004	\$1,400,000	22/03/2023
2	1501/35 Albert Rd MELBOURNE 3004	\$1,350,000	08/12/2022
3	28 Albion St SOUTH YARRA 3141	\$1,273,000	23/02/2023

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:

30/09/2023 17:02



 3
  2
  2

Property Type: Apartment
Land Size: 130 sqm approx
Agent Comments

Indicative Selling Price
 \$1,270,000 - \$1,350,000
Median Unit Price
 Year ending June 2023: \$480,000

Comparable Properties



805/469 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 2
  2
  2

Price: \$1,400,000
Method: Private Sale
Date: 22/03/2023
Rooms: 4
Property Type: Apartment



1501/35 Albert Rd MELBOURNE 3004 (REI/VG) **Agent Comments**

 3
  2
  2

Price: \$1,350,000
Method: Private Sale
Date: 08/12/2022
Property Type: Apartment



28 Albion St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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  1
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Price: \$1,273,000
Method: Private Sale
Date: 23/02/2023
Property Type: House
Land Size: 154 sqm approx

Account - Gem Realty