



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 601/320 St Kilda Road, Southbank, 3006

Indicative selling price

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

Single price or range between \$520,000.00 & \$540,000.00

Median sale price

Median price \$529,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Nov 2022 to Oct 2023 Source Corelogic

Comparable property sales

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
1707/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$480,000.00	18/10/2023
3004/180 CITY ROAD SOUTHBANK VIC 3006	\$465,888.00	23/10/2023
405/35 ALBERT ROAD MELBOURNE VIC 3004	\$443,000.00	5/08/2023

This Statement of Information was prepared on: Friday 10th November 2023