

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 605/469 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$530,000 Property Type Unit Suburb Melbourne

Period - From 13/09/2021 to 12/09/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

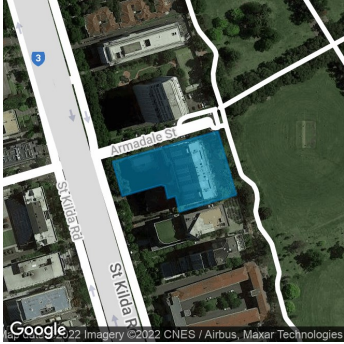
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	701/3 Chapel Mews SOUTH YARRA 3141	\$1,590,000	25/04/2022
2	23/11-21 Marne St SOUTH YARRA 3141	\$1,395,000	04/04/2022
3	505/26 Queens Rd MELBOURNE 3004	\$1,350,000	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: 13/09/2022 10:42



Property Type: Apartment

Agent Comments

Comparable Properties



701/3 Chapel Mews SOUTH YARRA 3141 (REI) Agent Comments



Price: \$1,590,000

Method: Sold Before Auction

Date: 25/04/2022

Property Type: Unit



23/11-21 Marne St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$1,395,000

Method: Private Sale

Date: 04/04/2022

Property Type: Apartment



505/26 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 15/03/2022

Property Type: Apartment

Land Size: 116 sqm approx