

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

411/610 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$480,000

&

\$525,000

Median sale price

Median price \$508,000

Property Type Unit

Suburb Melbourne

Period - From 11/09/2022

to

10/09/2023

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	T608/348 St Kilda Rd MELBOURNE 3004	\$520,000	04/08/2023
2	T205/348 St Kilda Rd MELBOURNE 3004	\$518,000	08/07/2023
3	413/153b High St PRAHRAN 3181	\$485,000	15/05/2023

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:

11/09/2023 17:43



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$525,000

Median Unit Price

11/09/2022 - 10/09/2023: \$508,000

Comparable Properties



T608/348 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

 2  1  1

Price: \$520,000

Method: Sold Before Auction

Date: 04/08/2023

Property Type: Apartment



T205/348 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

 2  1  1

Price: \$518,000

Method: Auction Sale

Date: 08/07/2023

Property Type: Apartment



413/153b High St PRAHRAN 3181 (VG) **Agent Comments**

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Price: \$485,000

Method: Sale

Date: 15/05/2023

Property Type: Strata Unit/Flat

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