

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

1005/576 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$501,900

Property Type Unit

Suburb Melbourne

Period - From 01/01/2021

to 31/12/2021

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.

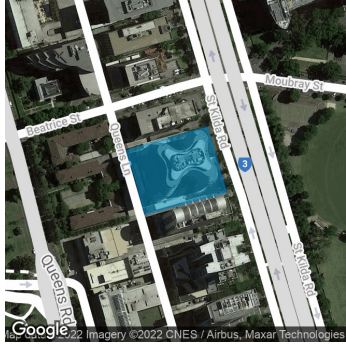
| | Address of comparable property | Price | Date of sale |
|---|-------------------------------------|-------------|--------------|
| 1 | 705/576 St Kilda Rd MELBOURNE 3004 | \$1,050,000 | 11/09/2021 |
| 2 | 1405/576 St Kilda Rd MELBOURNE 3004 | \$1,035,000 | 18/12/2021 |
| 3 | 157/632 St Kilda Rd MELBOURNE 3004 | \$936,000 | 23/09/2021 |

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:

02/02/2022 10:44



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending December 2021: \$501,900

Comparable Properties



705/576 St Kilda Rd MELBOURNE 3004
(REI/VG)



Agent Comments

Same building, lower level,

Price: \$1,050,000

Method: Private Sale

Date: 11/09/2021

Property Type: Apartment



1405/576 St Kilda Rd MELBOURNE 3004
(REI/VG)



Agent Comments

Price: \$1,035,000

Method: Private Sale

Date: 18/12/2021

Property Type: Apartment



157/632 St Kilda Rd MELBOURNE 3004
(REI/VG)



Agent Comments

Price: \$936,000

Method: Private Sale

Date: 23/09/2021

Property Type: Apartment