

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

2211/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$561,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2021 to 30/09/2022 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	804/576-578 St Kilda Rd MELBOURNE 3004	\$995,000	23/07/2022
2	6/347 Beaconsfield Pde ST KILDA WEST 3182	\$910,000	23/09/2022
3	302/582 St Kilda Rd MELBOURNE 3004	\$842,000	22/10/2022

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:

07/11/2022 09:10



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$840,000 - \$880,000
Median Unit Price
Year ending September 2022: \$561,000

Comparable Properties



804/576-578 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$995,000
Method: Private Sale
Date: 23/07/2022
Property Type: Apartment



6/347 Beaconsfield Pde ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 23/09/2022
Property Type: Apartment



302/582 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$842,000
Method: Auction Sale
Date: 22/10/2022
Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014