## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	
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#### Indicative selling price

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

Single price \$1,400,000

#### Median sale price

Median price	\$556,200	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	02/11/2023	to	01/11/2024		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

Add	dress of comparable property	Price	Date of sale
1	1208/605 St Kilda Rd MELBOURNE 3004	\$1,400,000	17/09/2024
2	1606/499 St Kilda Rd MELBOURNE 3004	\$1,400,000	22/07/2024
3	1817/555 St Kilda Rd MELBOURNE 3004	\$1,350,000	06/05/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/11/2024 14:14





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Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$1,400,000 **Median Unit Price** 02/11/2023 - 01/11/2024: \$556,200

# Comparable Properties



1208/605 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

Price: \$1,400,000 Method: Private Sale Date: 17/09/2024

**—** 3

Property Type: Apartment



Date: 22/07/2024

Property Type: Apartment

**Agent Comments** 

**Agent Comments** 



1817/555 St Kilda Rd MELBOURNE 3004 (VG)

Price: \$1,350,000 Method: Sale Date: 06/05/2024

Property Type: Flat/Unit/Apartment (Res)





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