## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 912/470 St Kilda Road, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price	\$349,500				

#### Median sale price

Median price	\$520,000	Pro	operty Type Unit	:		Suburb	St Kilda
Period - From	01/07/2024	to	30/09/2024	So	urce	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 sixmonths 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	2108/50 Albert Rd SOUTH MELBOURNE 3205	\$353,000	18/09/2024
2	2507/50 Albert Rd SOUTH MELBOURNE 3205	\$355,000	15/07/2024
3			

OR

**B**<sup>\*</sup> 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:

16/12/2024 10:49









**Property Type:** Agent Comments Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

Indicative Selling Price \$349,500 Median Unit Price September quarter 2024: \$520,000

# **Comparable Properties**

	2108/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)   1 1   Price: \$353,000   Method: Private Sale   Date: 18/09/2024   Rooms: 3   Property Type: Apartment	Agent Comments
0.	2507/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG) 1 1 1 Price: \$355,000 Method: Private Sale Date: 15/07/2024 Rooms: 3 Property Type: Apartment	Agent Comments

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.

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



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