

# 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

T308/348 St Kilda Road, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$550,000

### Median sale price

Median price \$535,000

Property Type Unit

Suburb Melbourne

Period - From 08/02/2023

to 07/02/2024

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   | Price     | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 24/32 Queens Rd MELBOURNE 3004   | \$550,000 | 24/11/2023   |
| 2 | 10/60 Siddeley St DOCKLANDS 3008 | \$550,000 | 31/10/2023   |
| 3 | 902/39 Queen St MELBOURNE 3000   | \$490,000 | 26/09/2023   |

**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:

08/02/2024 11:24

T308/348 St Kilda Road, Melbourne Vic 3000

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**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$550,000  
**Median Unit Price**

08/02/2023 - 07/02/2024: \$535,000

## Comparable Properties



**24/32 Queens Rd MELBOURNE 3004 (REI/VG)** **Agent Comments**



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 24/11/2023  
**Property Type:** Apartment



**10/60 Siddeley St DOCKLANDS 3008 (REI)** **Agent Comments**



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 31/10/2023  
**Property Type:** Apartment  
**Land Size:** 82 sqm approx



**902/39 Queen St MELBOURNE 3000 (REI/VG)** **Agent Comments**



**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 26/09/2023  
**Property Type:** Apartment  
**Land Size:** 63 sqm approx

**Account** - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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