

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

P502/348 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$345,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Melbourne

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	1005/568 St Kilda Rd MELBOURNE 3004	\$385,000	22/06/2022
2	1205/442 St Kilda Rd MELBOURNE 3004	\$350,000	02/11/2022
3	1502/594 St Kilda Rd MELBOURNE 3004	\$347,000	29/06/2022

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:

12/12/2022 17:35



Property Type:
Agent Comments

Indicative Selling Price
\$345,000

Median Unit Price

Year ending September 2022: \$520,000

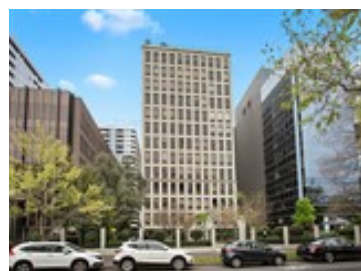
Comparable Properties



1005/568 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**



Price: \$385,000
Method: Private Sale
Date: 22/06/2022
Property Type: Apartment



1205/442 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**



Price: \$350,000
Method: Private Sale
Date: 02/11/2022
Property Type: Apartment



1502/594 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**



Price: \$347,000
Method: Private Sale
Date: 29/06/2022
Property Type: Apartment

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