

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

402/250 St Kilda Road, Southbank Vic 3006

Indicative selling price

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

Single price

\$1,775,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Southbank

Period - From

27/01/2021

to

26/01/2022

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	84/1 Sandilands St SOUTH MELBOURNE 3205	\$2,000,000	23/11/2021
2	112/350 St Kilda Rd MELBOURNE 3004	\$1,950,000	25/10/2021
3	804/430 St Kilda Rd MELBOURNE 3004	\$1,535,000	11/08/2021

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:

27/01/2022 17:13



2
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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$1,775,000

Median Unit Price
 27/01/2021 - 26/01/2022: \$560,000

Comparable Properties



84/1 Sandilands St SOUTH MELBOURNE 3205 **Agent Comments**
 (REI)

3
 3
 2

Price: \$2,000,000
Method: Private Sale
Date: 23/11/2021
Property Type: Apartment



112/350 St Kilda Rd MELBOURNE 3004 **Agent Comments**
 (REI/VG)

2
 2
 2

Price: \$1,950,000
Method: Private Sale
Date: 25/10/2021
Property Type: Apartment



804/430 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

2
 2
 2

Price: \$1,535,000
Method: Private Sale
Date: 11/08/2021
Property Type: Unit
Land Size: 2340 sqm approx

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545