

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<br>Including suburb and<br>postcode | 412/604 St Kilda Road, Melbourne, VIC 3004 |
|---------------------------------------------|--------------------------------------------|

Indicative selling price

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

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$310,000 | & | \$330,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                         |
|---------------|------------|---------------|------------|--------|-------------------------|
| Median price  | \$484,000  | Property Type | Apartment  | Suburb | Melbourne (3004)        |
| Period - From | 10/12/2023 | to            | 10/12/2024 | Source | www.propertydata.com.au |

Comparable property sales

A These are two 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 |
|--------------------------------------------|-----------|--------------|
| 1004/568 ST KILDA ROAD, MELBOURNE VIC 3004 | \$330,000 | 26/03/2024   |
| 502/594 ST KILDA ROAD, MELBOURNE VIC 3004  | \$345,000 | 01/03/2024   |
|                                            |           |              |

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: | 10/12/2024 |
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