

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

1001/505 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$465,500 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 30/09/2023 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	1004/469 St Kilda Rd MELBOURNE 3004	\$1,836,000	31/08/2023
2	1202/601 St Kilda Rd MELBOURNE 3004	\$1,695,000	03/10/2023
3	1004/505 St Kilda Rd MELBOURNE 3004	\$1,655,000	29/05/2023

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.~~

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median Unit Price

Year ending September 2023: \$465,500



Rooms: 4

Property Type: Apartment

Agent Comments

505 St Kilda Road

Comparable Properties



1004/469 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$1,836,000

Method: Expression of Interest

Date: 31/08/2023

Property Type: Apartment



1202/601 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$1,695,000

Method: Private Sale

Date: 03/10/2023

Property Type: Apartment

1004/505 St Kilda Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$1,655,000

Method: Expression of Interest

Date: 29/05/2023

Property Type: Apartment

Land Size: 167 sqm approx

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