

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

1204/368 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$2,100,000

 &

\$2,300,000

Median sale price

Median price

\$490,000

 Property Type

Unit

 Suburb

Melbourne

Period - From

01/01/2024

 to

31/03/2024

 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	2004/368 St Kilda Rd MELBOURNE 3004	\$2,700,000	18/02/2024
2	154/461 St Kilda Rd MELBOURNE 3004	\$2,400,000	27/11/2023
3	702/505 St Kilda Rd MELBOURNE 3004	\$2,190,000	27/11/2023

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:

21/05/2024 15:39



Rooms: 2
Property Type: Shop
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median Unit Price
March quarter 2024: \$490,000

Comparable Properties



2004/368 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**



Price: \$2,700,000
Method: Private Sale
Date: 18/02/2024
Property Type: Apartment

154/461 St Kilda Rd MELBOURNE 3004 (VG) **Agent Comments**



Price: \$2,400,000
Method: Sale
Date: 27/11/2023
Property Type: Flat/Unit/Apartment (Res)



702/505 St Kilda Rd MELBOURNE 3004 (REI/VG) **Agent Comments**



Price: \$2,190,000
Method: Private Sale
Date: 27/11/2023
Property Type: Apartment

Account - Marshall White | P: 03 9822 9999