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	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betwee	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$490,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress 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)



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

Account - Marshall White | P: 03 9822 9999



propertydata

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Agent Comments