

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

1404/594 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$504,000 Property Type Unit Suburb Melbourne

Period - From 08/08/2022 to 07/08/2023 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	1206/568 St Kilda Rd MELBOURNE 3004	\$402,000	30/03/2023
2	508/610 St Kilda Rd MELBOURNE 3004	\$381,000	13/05/2023
3	503/480 St Kilda Rd MELBOURNE 3004	\$380,000	22/02/2023

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: 08/08/2023 15:46



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

08/08/2022 - 07/08/2023: \$504,000

Comparable Properties



1206/568 St Kilda Rd MELBOURNE 3004 (VG) Agent Comments

1
 -
 -

Price: \$402,000

Method: Sale

Date: 30/03/2023

Property Type: Subdivided Flat - Single OYO Flat



508/610 St Kilda Rd MELBOURNE 3004 (REI/VG) Agent Comments

1
 1
 1

Price: \$381,000

Method: Private Sale

Date: 13/05/2023

Property Type: Apartment



503/480 St Kilda Rd MELBOURNE 3004 (REI/VG) Agent Comments

1
 1
 1

Price: \$380,000

Method: Private Sale

Date: 22/02/2023

Rooms: 2

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951