## 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

1511/3-5 St Kilda Road, St Kilda Vic 3182

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$799,000

### Median sale price

Median price	\$530,000	Property Type Unit		:	Suburb	St Kilda
Period - From	01/04/2023	to	31/03/2024	Sourc	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 sixmonths 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	606/480 St Kilda Rd MELBOURNE 3004	\$790,000	29/12/2023
2	1403/572 St Kilda Rd MELBOURNE 3004	\$780,000	20/12/2023
3			

OR

**B**<sup>\*</sup> 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:

18/04/2024 15:50



1511/3-5 St Kilda Road, St Kilda Vic 3182

#### \* Professionals





**Property Type:** Subdivided Flat -Single OYO Flat Agent Comments Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

Indicative Selling Price \$799,000 Median Unit Price Year ending March 2024: \$530,000

# **Comparable Properties**



606/480 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$790,000 Method: Private Sale Date: 29/12/2023 Property Type: Apartment



1403/572 St Kilda Rd MELBOURNE 3004 (REI/VG)



Price: \$780,000 Method: Private Sale Date: 20/12/2023 Property Type: Apartment Agent Comments

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014





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