

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

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

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	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* 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

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



Property Type: Subdivided Flat -
Single OYO Flat

Agent Comments

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)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 20/12/2023

Property Type: Apartment

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