Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$740,000	&	\$814,000
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Median sale price

Median price	\$478,564	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/01/2023	to	31/12/2023		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

,	and the companion property		Date of care
1	1709/450 St Kilda Rd MELBOURNE 3004	\$830,000	07/12/2023
2	606/480 St Kilda Rd MELBOURNE 3004	\$790,000	29/12/2023
3	G17/555 St Kilda Rd MELBOURNE 3004	\$720,000	02/12/2023

OR

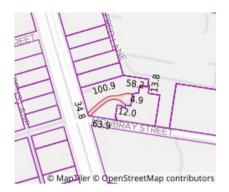
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/04/2024 15:45



Date of sale







Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$740,000 - \$814,000 **Median Unit Price** Year ending December 2023: \$478,564

Comparable Properties



1709/450 St Kilda Rd MELBOURNE 3004

(REI/VG) **-**2

Price: \$830,000 Method: Auction Sale Date: 07/12/2023

Property Type: Apartment

Agent Comments



606/480 St Kilda Rd MELBOURNE 3004 (REI)



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

Property Type: Apartment

Agent Comments



G17/555 St Kilda Rd MELBOURNE 3004 (REI)

Price: \$720,000 Method: Auction Sale Date: 02/12/2023

Property Type: Apartment

Agent Comments

Account - RT Edgar | P: 03 9826 1000



