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

156/416a St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$550,000		&		\$600,000					
Median sale pi	rice									
Median price	\$526,000	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/10/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	1404/50 Claremont St SOUTH YARRA 3141	\$580,000	29/01/2024
2	610/12 Queens Rd MELBOURNE 3004	\$580,000	08/02/2024
3	68/38 Kavanagh St SOUTHBANK 3006	\$558,500	15/02/2024

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:

20/02/2024 10:08









Property Type: Apartment Agent Comments

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** December quarter 2023: \$526,000

Comparable Properties



1404/50 Claremont St SOUTH YARRA 3141 (REI)



Price: \$580,000 Method: Private Sale Date: 29/01/2024 Property Type: Apartment

610/12 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

Agent Comments



Price: \$580,000 Method: Private Sale Date: 08/02/2024 Property Type: Apartment

68/38 Kavanagh St SOUTHBANK 3006 (REI)



Agent Comments



Price: \$558.500 Method: Auction Sale Date: 15/02/2024 Property Type: Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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