

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

1706/499 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$4,000,000 & \$4,400,000

Median sale price

Median price \$526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 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	Price	Date of sale
1	1401/20 Queens Rd MELBOURNE 3004	\$8,000,000	29/11/2023
2	5/54 Anderson St SOUTH YARRA 3141	\$3,900,000	14/11/2023
3	2402/229 Toorak Rd SOUTH YARRA 3141	\$3,800,000	20/12/2023

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:

14/02/2024 16:01

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Indicative Selling Price

\$4,000,000 - \$4,400,000

Median Unit Price

December quarter 2023: \$526,000



 5  5  6

Rooms: 8

Property Type: Strata Unit/Flat

Land Size: 323 sqm sqm approx

Agent Comments

Fawkner Building

Comparable Properties



1401/20 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 3  3  5

Price: \$8,000,000

Method: Expression of Interest

Date: 29/11/2023

Property Type: Apartment



5/54 Anderson St SOUTH YARRA 3141 (REI)

Agent Comments

 3  2  1

Price: \$3,900,000

Method: Private Sale

Date: 14/11/2023

Property Type: Apartment



2402/229 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

 3  3  4

Price: \$3,800,000

Method: Private Sale

Date: 20/12/2023

Property Type: Apartment

Land Size: 257 sqm approx