



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

217/416A St Kilda Road, Melbourne, 3004

Indicative selling price

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

Single price or range between &

Median sale price

Median price

Property type

Suburb

Period - From

to

Source

Comparable property sales

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 |
|---|----------------|--------------|
| 409/15 QUEENS ROAD MELBOURNE VIC 3004 | \$1,025,000.00 | 10/01/2024 |
| 1423/555-563 ST KILDA ROAD MELBOURNE VIC 3004 | \$1,100,000.00 | 7/03/2024 |
| 902/163-165 CREMORNE STREET CREMORNE VIC 3121 | \$1,070,000.00 | 29/02/2024 |

This Statement of Information was prepared on: