

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

301/360 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

122/360 ST KILDA ROAD MELBOURNE VIC 3004	\$460,000	16-Jul-23
214/360 ST KILDA ROAD MELBOURNE VIC 3004	\$480,000	16-Jan-23
705/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$510,000	20-Oct-23

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 6 months.

This Statement of Information was prepared on: 24 June 2024



**122/360 ST KILDA ROAD
 MELBOURNE VIC 3004**

1 1 1

Sold Price **\$460,000** Sold Date **16-Jul-23**

Distance **0km**



**214/360 ST KILDA ROAD
 MELBOURNE VIC 3004**

1 1 1

Sold Price **\$480,000** Sold Date **16-Jan-23**

Distance **0km**



**705/52 PARK STREET SOUTH
 MELBOURNE VIC 3205**

2 1 1

Sold Price **\$510,000** Sold Date **20-Oct-23**

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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