### 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	309/360 St Kilda Road, Melbourne Vic 3004
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$526,000	Pro	perty Type Ur	nit		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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	3305/7 Riverside Quay SOUTHBANK 3006	\$1,230,000	28/09/2023
2	3/1 Park St SOUTH YARRA 3141	\$1,200,000	03/02/2024
3	203/42 Ralston St SOUTH YARRA 3141	\$1,065,000	07/02/2024

#### OR

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

This Statement of Information was prepared on:	16/02/2024 16:25



#### **KAY & BURTON**

Gary Ormrod +61 3 9825 2597 +61 419 588 331 gormrod@kayburton.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price

December quarter 2023: \$526,000



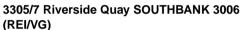
Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments
Royal Domain Plaza



## Comparable Properties



**1** 2 **1** 2 **2** 1

**Price:** \$1,230,000 **Method:** Private Sale **Date:** 28/09/2023

**Property Type:** Apartment

**Agent Comments** 



3/1 Park St SOUTH YARRA 3141 (REI)

Price: \$1,200,000

Method: Sold Before Auction

Date: 03/02/2024

Property Type: Apartment

Agent Comments



203/42 Raiston St SOUTH YARRA 3141 (REI)

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**Price:** \$1,065,000 **Method:** Private Sale **Date:** 07/02/2024

Property Type: Apartment

Agent Comments

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



