

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 503/1 Roy Street, Melbourne Vic 3004

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$546,700 Property Type Unit Suburb Melbourne

Period - From 04/06/2023 to 03/06/2024 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	903/582 St Kilda Rd MELBOURNE 3004	\$880,000	27/04/2024
2	49/167 Fitzroy St ST KILDA 3182	\$880,000	29/05/2024
3	701/55 Queens Rd MELBOURNE 3004	\$868,000	01/04/2024

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: 04/06/2024 10:13



 2  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

04/06/2023 - 03/06/2024: \$546,700

Comparable Properties



903/582 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 2  2  2

Price: \$880,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Unit



49/167 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

 2  1  2

Price: \$880,000

Method: Private Sale

Date: 29/05/2024

Property Type: Apartment



701/55 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 2  1  2

Price: \$868,000

Method: Private Sale

Date: 01/04/2024

Property Type: Apartment

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