



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

506/442 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

\$390,000.00

&

\$420,000.00

Median sale price

Median price

\$630,000.00

Property type

Unit/Apartment,
Car Park

Suburb

MELBOURNE

Period - From

Apr 2023

to

Mar 2024

Source

Corelogic

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

| | | |
|--|--------------|------------|
| 608/38 BANK STREET SOUTH MELBOURNE VIC 3205 | \$420,000.00 | 21/02/2024 |
| 45/39 DORCAS STREET SOUTH MELBOURNE VIC 3205 | \$420,000.00 | 4/01/2024 |
| 409/505-507 ST KILDA ROAD MELBOURNE VIC 3004 | \$400,000.00 | 14/03/2024 |

This Statement of Information was prepared on: Monday 29th April 2024