

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

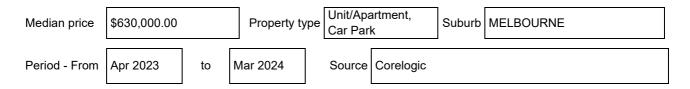
Property offered for sale

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

Median sale price



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

