

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 618/360 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$520,000

Median sale price

Median price \$543,350

Property Type Unit

Suburb Melbourne

Period - From 21/05/2023

to 20/05/2024

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 | 302/39 Coventry St SOUTHBANK 3006 | \$520,000 | 22/03/2024 |
| 2 | 509/338 Kings Way SOUTH MELBOURNE 3205 | \$497,500 | 01/05/2024 |
| 3 | 601/320 St Kilda Rd SOUTHBANK 3006 | \$491,000 | 18/12/2023 |

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:

21/05/2024 15:27



 1
  -
  1

Rooms: 2
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$520,000

Median Unit Price
 21/05/2023 - 20/05/2024: \$543,350

Comparable Properties



302/39 Coventry St SOUTHBANK 3006
 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$520,000
Method: Private Sale
Date: 22/03/2024
Property Type: Apartment



509/338 Kings Way SOUTHBANK 3205 Agent Comments
 (REI)

 2
  1
  1

Price: \$497,500
Method: Private Sale
Date: 01/05/2024
Property Type: Apartment



601/320 St Kilda Rd SOUTHBANK 3006
 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$491,000
Method: Private Sale
Date: 18/12/2023
Property Type: Apartment

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545