

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 702/505 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 30/06/2023 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	1601/601 St Kilda Rd MELBOURNE 3004	\$2,800,000	13/04/2023
2	114/350 St Kilda Rd MELBOURNE 3004	\$2,200,000	28/04/2023
3	1601/2-14 Albert Rd SOUTH MELBOURNE 3205	\$2,175,000	13/07/2023

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.~~

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Indicative Selling Price

\$2,100,000 - \$2,300,000

Median Unit Price

June quarter 2023: \$485,000



 3  4  2

Rooms: 4

Property Type: Apartment

Land Size: 198 sqm sqm approx

Agent Comments

Comparable Properties



1601/601 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,800,000

Method: Private Sale

Date: 13/04/2023

Property Type: Apartment



114/350 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 3  3  2

Price: \$2,200,000

Method: Private Sale

Date: 28/04/2023

Property Type: Apartment



1601/2-14 Albert Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments

 3  2  3

Price: \$2,175,000

Method: Private Sale

Date: 13/07/2023

Property Type: Apartment

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