

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

707/400 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$1,500,000 & \$1,620,000

Median sale price

Median price \$526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 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	1401/25 Coventry St SOUTHBANK 3006	\$1,700,000	17/02/2024
2	5203/11 Bale Cirt SOUTHBANK 3006	\$1,650,000	01/12/2023
3	1507/1 Queens Rd MELBOURNE 3004	\$1,625,000	09/12/2023

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: 20/03/2024 17:08

James Burne
9520 9020
0434 288 066

jburne@bigginScott.com.au

Indicative Selling Price

\$1,500,000 - \$1,620,000

Median Unit Price

December quarter 2023: \$526,000



3 2 1

Rooms: 5

Property Type: Apartment

Agent Comments

Comparable Properties



1401/25 Coventry St SOUTHBANK 3006 (REI) Agent Comments

3 3 2

Price: \$1,700,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Apartment



5203/11 Bale Cirt SOUTHBANK 3006 (REI) Agent Comments

3 2 2

Price: \$1,650,000

Method: Private Sale

Date: 01/12/2023

Property Type: Apartment

Land Size: 130 sqm approx



1507/1 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

3 2 2

Price: \$1,625,000

Method: Private Sale

Date: 09/12/2023

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140