

# 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 801/505 St Kilda Road, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$5,750,000 & \$6,250,000

### Median sale price

Median price \$505,000 Property Type Unit Suburb Melbourne

Period - From 20/07/2022 to 19/07/2023 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		
2		
3		

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: 20/07/2023 15:03



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$5,750,000 - \$6,250,000

**Median Unit Price**

20/07/2022 - 19/07/2023: \$505,000

## Comparable Properties

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.

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



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