

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

803/499 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

6G/499 ST KILDA ROAD MELBOURNE VIC 3004	\$850,000	24-Mar-23
311/499 ST KILDA ROAD MELBOURNE VIC 3004	\$935,000	15-Feb-23
313/499 ST KILDA ROAD MELBOURNE VIC 3004	\$955,000	06-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 21 February 2024



**6G/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$850,000** Sold Date **24-Mar-23**

Distance **0km**

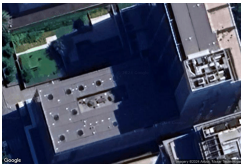


**311/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  2

Sold Price **\$935,000** Sold Date **15-Feb-23**

Distance **0km**



**313/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  -

Sold Price **\$955,000** Sold Date **06-Dec-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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