

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 804/250 St Kilda Road, Southbank Vic 3006

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Southbank

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	8903/70 Southbank Blvd SOUTHBANK 3006	\$2,880,000	27/11/2023
2	29/2 Exhibition St MELBOURNE 3000	\$2,800,000	23/10/2023
3	701/250 St Kilda Rd SOUTHBANK 3006	\$2,500,000	07/12/2023

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: 16/02/2024 11:15

Gary Ormrod

+61 3 9825 2597

+61 419 588 331

gormrod@kayburton.com.au

Indicative Selling Price

\$2,700,000 - \$2,900,000

Median Unit Price

December quarter 2023: \$620,000



 3  2  2

Rooms: 4

Property Type: Apartment

Agent Comments

Melburnian Building

Comparable Properties

8903/70 Southbank Blvd SOUTHBANK 3006 (VG)

Agent Comments

 3  -  -

Price: \$2,880,000

Method: Sale

Date: 27/11/2023

Property Type: Strata Unit/Flat



29/2 Exhibition St MELBOURNE 3000 (REI)

Agent Comments

 3  3  2

Price: \$2,800,000

Method: Private Sale

Date: 23/10/2023

Property Type: Apartment



701/250 St Kilda Rd SOUTHBANK 3006 (REI)

Agent Comments

 3  2  2

Price: \$2,500,000

Method: Private Sale

Date: 07/12/2023

Property Type: Apartment

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