

# 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 G17/555 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 \$720,000 & \$790,000

### Median sale price

Median price \$465,500 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 30/09/2023 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	1004/555 St Kilda Rd MELBOURNE 3004	\$735,000	07/08/2023
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: 08/11/2023 10:06

Marcus Peters  
03 9534 8014  
0418 337 051

marcuspeters@whiting.com.au

**Indicative Selling Price**

\$720,000 - \$790,000

**Median Unit Price**

Year ending September 2023: \$465,500



**Property Type:**

Agent Comments

## Comparable Properties



**1004/555 St Kilda Rd MELBOURNE 3004**  
(REI/VG)

Agent Comments



**Price:** \$735,000

**Method:** Private Sale

**Date:** 07/08/2023

**Property Type:** Apartment

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 - Whiting & Co Professionals St Kilda | P: 03 95348014**