# 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

124/555 St Kilda Road, Melbourne Vic 3004

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	n \$700,000		&		\$770,000	)		
Median sale p	rice							
Median price	\$519,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	23/11/2022	to	22/11/2023		So	urce	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	712/601 St Kilda Rd MELBOURNE 3004	\$774,000	31/05/2023
2	603/539 St Kilda Rd MELBOURNE 3004	\$750,000	14/09/2023
3	1004/555 St Kilda Rd MELBOURNE 3004	\$735,000	07/08/2023

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:

23/11/2023 15:07









Property Type: Apartment Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median Unit Price 23/11/2022 - 22/11/2023: \$519,000

# **Comparable Properties**

712/601 St Kilda Rd MELBOURNE 3004 (VG) 2	Agent Comments
<b>Price:</b> \$774,000 <b>Method:</b> Sale <b>Date:</b> 31/05/2023 <b>Property Type:</b> Subdivided Flat - Single OYO Flat	-
603/539 St Kilda Rd MELBOURNE 3004 (REI) 2 2 2 1 Price: \$750,000 Method: Private Sale Date: 14/09/2023 Property Type: Apartment	Agent Comments
1004/555 St Kilda Rd MELBOURNE 3004 (REI/VG) 2 2 2 1 Price: \$735,000 Method: Private Sale Date: 07/08/2023 Property Type: Apartment	Agent Comments





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