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

1010/594 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$380,000		&		\$410,000			
Median sale p	rice							
Median price	\$490,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/07/2023	to	30/06/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	314/450 St Kilda Rd MELBOURNE 3004	\$415,000	26/08/2024
2	219/539 St Kilda Rd MELBOURNE 3004	\$422,500	31/05/2024
3	1401/594 St Kilda Rd MELBOURNE 3004	\$420,000	15/04/2024

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:

08/10/2024 10:56









Property Type: Apartment **Land Size:** 55 sqm approx Agent Comments Indicative Selling Price \$380,000 - \$410,000 Median Unit Price Year ending June 2024: \$490,000

Comparable Properties



314/450 St Kilda Rd MELBOURNE 3004 (REI/VG)



Price: \$415,000 Method: Private Sale Date: 26/08/2024 Property Type: Apartment Agent Comments

Agent Comments



219/539 St Kilda Rd MELBOURNE 3004 (REI/VG)

Price: \$422,500 Method: Private Sale Date: 31/05/2024 Property Type: Apartment



1401/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

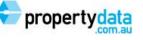
Agent Comments



Price: \$420,000 Method: Private Sale Date: 15/04/2024 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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