Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$370,000 & \$395,000	Range between	\$370,000	&	\$395,000
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Median sale price

Median price	\$535,000	Pro	perty Type Ur	nit		Suburb	Melbourne
Period - From	04/03/2023	to	03/03/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1712/478 St Kilda Rd MELBOURNE 3004	\$450,000	08/12/2023
2	1109/478a St Kilda Rd MELBOURNE 3004	\$387,000	23/09/2023
3	408/499 St Kilda Rd MELBOURNE 3004	\$370,000	13/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/03/2024 12:54









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$370,000 - \$395,000 **Median Unit Price** 04/03/2023 - 03/03/2024: \$535,000

Comparable Properties



1712/478 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

Price: \$450,000 Method: Private Sale Date: 08/12/2023

Property Type: Apartment



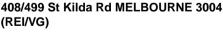
1109/478a St Kilda Rd MELBOURNE 3004

(REI/VG)

Price: \$387,000 Method: Auction Sale Date: 23/09/2023

Property Type: Apartment

Agent Comments



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Price: \$370.000 Method: Private Sale Date: 13/11/2023

Property Type: Apartment

Agent Comments

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