

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 606/576-578 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$515,444 Property Type Unit Suburb Melbourne

Period - From 01/10/2020 to 30/09/2021 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	161/418 St Kilda Rd MELBOURNE 3004	\$1,290,000	03/08/2021
2	1404/83 Queens Rd MELBOURNE 3004	\$1,240,000	08/07/2021
3	408/220 Commercial Rd PRAHRAN 3181	\$1,225,000	23/09/2021

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: 01/11/2021 19:18



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median Unit Price

Year ending September 2021: \$515,444

Comparable Properties



161/418 St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments

3 2 2

Price: \$1,290,000

Method: Private Sale

Date: 03/08/2021

Property Type: Apartment



1404/83 Queens Rd MELBOURNE 3004
(REI/VG)

Agent Comments

3 2 2

Price: \$1,240,000

Method: Sold Before Auction

Date: 08/07/2021

Property Type: Apartment



408/220 Commercial Rd PRAHRAN 3181
(REI/VG)

Agent Comments

3 2 2

Price: \$1,225,000

Method: Private Sale

Date: 23/09/2021

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897