

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 503/480 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$530,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 31/12/2022 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	1110/610 St Kilda Rd MELBOURNE 3004	\$420,000	20/09/2022
2	111/9 Commercial Rd MELBOURNE 3004	\$400,000	13/09/2022
3	502/70 Queens Rd MELBOURNE 3004	\$400,000	07/09/2022

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: 06/02/2023 15:21



 1
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Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

December quarter 2022: \$530,000

Comparable Properties



1110/610 St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments

 1
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  1

Price: \$420,000

Method: Private Sale

Date: 20/09/2022

Property Type: Apartment



111/9 Commercial Rd MELBOURNE 3004
(REI/VG)

Agent Comments

 1
  1
  1

Price: \$400,000

Method: Private Sale

Date: 13/09/2022

Property Type: Apartment



502/70 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

 1
  1
  1

Price: \$400,000

Method: Private Sale

Date: 07/09/2022

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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