

# 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 309/594 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$360,000

### 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	408/610 St Kilda Rd MELBOURNE 3004	\$370,000	22/10/2022
2	311/594 St Kilda Rd MELBOURNE 3004	\$370,000	25/11/2022
3	913/74 Queens Rd MELBOURNE 3004	\$367,500	28/11/2022

**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:

17/03/2023 18:49



 1  
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**Rooms:** 1  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$360,000

**Median Unit Price**  
 December quarter 2022: \$530,000

## Comparable Properties



**408/610 St Kilda Rd MELBOURNE 3004**  
 (REI/VG)

Agent Comments

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**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 22/10/2022  
**Property Type:** Apartment



**311/594 St Kilda Rd MELBOURNE 3004**  
 (REI/VG)

Agent Comments

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**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 25/11/2022  
**Property Type:** Apartment



**913/74 Queens Rd MELBOURNE 3004 (REI/VG)** Agent Comments

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**Price:** \$367,500  
**Method:** Sold Before Auction  
**Date:** 28/11/2022  
**Rooms:** 3  
**Property Type:** Apartment

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