

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

1603/594 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$350,000

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	602/55 Queens Rd MELBOURNE 3004	\$365,000	08/09/2022

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:

30/01/2023 18:19



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$350,000

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

Comparable Properties



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

Agent Comments



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



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

Agent Comments



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



602/55 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$365,000
Method: Private Sale
Date: 08/09/2022
Property Type: Apartment

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



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