

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

Brand new completed 2-Bedroom, 2-Bathroom, 1 car 84sqm internal space
ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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 6 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
104/601-605 ST KILDA ROAD MELBOURNE VIC 3004	\$750,000	08-Jun-23
1406/605 ST KILDA ROAD MELBOURNE VIC 3004	\$820,000	04-May-23
62/598 ST KILDA ROAD MELBOURNE VIC 3004	\$700,000	19-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 20 July 2024

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**104/601-605 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$750,000** Sold Date **08-Jun-23**

Distance **0km**



**1406/605 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$820,000** Sold Date **04-May-23**

Distance **0km**



**62/598 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$700,000** Sold Date **19-Oct-23**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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