

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

1204/505-507 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

\$3,700,000

&

\$4,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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

1/2A Iona Avenue Toorak VIC 3142	\$4,593,559	28-Oct-19
23 Huntingtower Road Armadale VIC 3143	\$4,350,000	21-Sep-19
1101/147 Beach Street Port Melbourne VIC 3207	\$4,025,000	14-Sep-19

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: 19 November 2019



1/2A Iona Avenue Toorak VIC 3142 Sold Price ^{RS} **\$4,593,559** ^{UN} Sold Date **28-Oct-19**

 3  2  2

Distance **3.48km**



23 Huntingtower Road Armadale VIC 3143 Sold Price ^{RS} **\$4,350,000** ^{UN} Sold Date **21-Sep-19**

 3  2  2

Distance **4.11km**



1101/147 Beach Street Port Melbourne VIC 3207 Sold Price ^{RS} **\$4,025,000** ^{UN} Sold Date **14-Sep-19**

 3  2  2

Distance **4.62km**

RS = Recent sale

UN = Undisclosed Sale

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