

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

1304/505-507 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

\$2,300,000

&

\$2,550,000

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

5010/7 Riverside Quay Southbank VIC 3006	\$2,400,000	11-Jun-19
14 Cruikshank Street Port Melbourne VIC 3207	\$2,300,000	28-May-19
2/10 Clark Street Williamstown VIC 3016	\$2,650,000	22-Jun-19

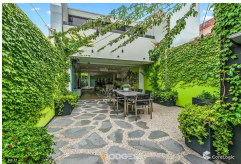
OR

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

**5010/7 Riverside Quay Southbank
VIC 3006**

3 2 2

Sold Price **\$2,400,000** Sold Date **11-Jun-19**Distance **2.76km****14 Cruikshank Street Port
Melbourne VIC 3207**

3 2 2

Sold Price ^{RS} **\$2,300,000** Sold Date **28-May-19**Distance **2.96km****2/10 Clark Street Williamstown VIC
3016**

3 2 2

Sold Price **\$2,650,000** Sold Date **22-Jun-19**Distance **7km**

RS = Recent sale

UN = Undisclosed Sale

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