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

705/442 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$360,000		&		\$390,000			
Median sale pi	rice							
Median price	\$481,500	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	307/38 Bank St SOUTH MELBOURNE 3205	\$375,000	24/02/2021
2	1110/338 Kings Way SOUTH MELBOURNE 3205	\$360,000	12/02/2021
3	6/178 Toorak Rd.W SOUTH YARRA 3141	\$370,000	09/02/2021

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:

05/07/2021 10:13



Dingle Partners





Property Type: Unit Agent Comments

Indicative Selling Price \$360,000 - \$390,000 **Median Unit Price** March guarter 2021: \$481,500

Comparable Properties



307/38 Bank St SOUTH MELBOURNE 3205 (REI/VG)

1110/338 Kings Way SOUTH MELBOURNE

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Price: \$375.000 Method: Private Sale Date: 24/02/2021 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$360,000 Method: Private Sale Date: 12/02/2021 Property Type: Apartment

3205 (REI) **1**



6/178 Toorak Rd.W SOUTH YARRA 3141 (REI) Agent Comments



Price: \$370,000 Method: Sold Before Auction Date: 09/02/2021 Property Type: Apartment

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.