

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$360,000

&

\$390,000

### Median sale price

Median price

\$481,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2021

to

31/03/2021

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	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



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**Property Type:** Unit  
**Agent Comments**

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

## Comparable Properties



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

**Agent Comments**

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**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 24/02/2021  
**Property Type:** Apartment



**1110/338 Kings Way SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

 1  
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**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 12/02/2021  
**Property Type:** Apartment



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

**Agent Comments**

 1  
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**Price:** \$370,000  
**Method:** Sold Before Auction  
**Date:** 09/02/2021  
**Property Type:** Apartment