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	102/555 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $695,000

Median sale price

Median price $520,500 Property Type Unit Suburb Melbourne

Period - From 01/04/2022 to 30/06/2022 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	G08/70 Queens Rd MELBOURNE 3004	$675,000	12/09/2022
2	206/605 St Kilda Rd MELBOURNE 3004	$672,500	20/06/2022
3	76/418 St Kilda Rd MELBOURNE 3004	$650,000	06/08/2022

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: 11/10/2022 17:13

102/555 St Kilda Road, Melbourne Vic 3004



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$695,000
Median Unit Price
June quarter 2022: $520,500

Comparable Properties



G08/70 Queens Rd MELBOURNE 3004 (REI)

2 2 1

Agent Comments

Price: $675,000
Method: Private Sale
Date: 12/09/2022
Rooms: 3
Property Type: Apartment

206/605 St Kilda Rd MELBOURNE 3004 (VG)

2 - -

Agent Comments

Price: $672,500
Method: Sale
Date: 20/06/2022
Property Type: Subdivided Flat - Single OYO Flat



76/418 St Kilda Rd MELBOURNE 3004 (REI/VG)

2 2 1

Agent Comments

Price: $650,000
Method: Expression of Interest
Date: 06/08/2022
Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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