

# 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

135/418 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)

Single price

\$799,000

### Median sale price

Median price

\$523,675

Property Type

Unit

Suburb

Melbourne

Period - From

21/12/2022

to

20/12/2023

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 | 125/418 St Kilda Rd MELBOURNE 3004 | \$800,000 | 14/11/2023   |
| 2 |                                    |           |              |
| 3 |                                    |           |              |

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:

21/12/2023 16:57



 3    2    1

Property Type: Apartment

Agent Comments

Year Built: 1999, Body Corp: \$7,908 per annum & Council Rate: \$1,484 per annum!

Indicative Selling Price

\$799,000

Median Unit Price

21/12/2022 - 20/12/2023: \$523,675

## Comparable Properties



125/418 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 3    2    1

Price: \$800,000

Method: Private Sale

Date: 14/11/2023

Property Type: Apartment

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.