

# Statement of information

418/555 ST KILDA ROAD, MELBOURNE, VIC 3004 PREPARED BY MATTHEW SCHROEDER , RAY WHITE BRUNSWICK

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 418/555 ST KILDA ROAD, MELBOURNE,

**Indicative Selling Price** For the meaning of this price see consumer.vic.au/underquoting **Price Range:** 

## \$520,000 to \$540,000

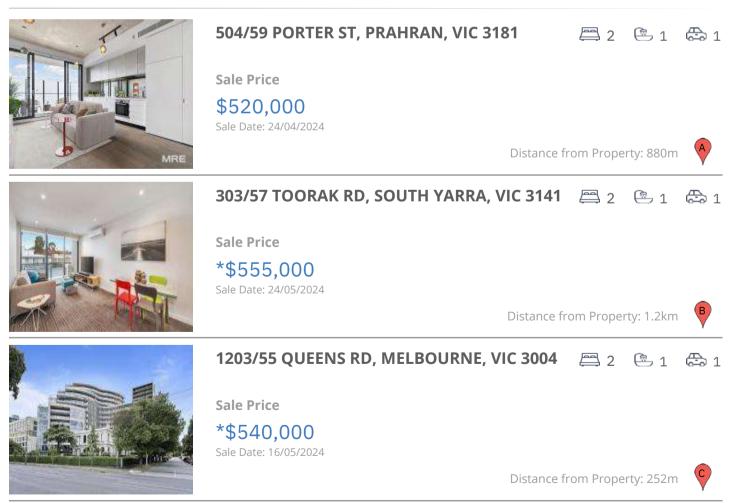
Provided by: Matthew Schroeder , Ray White Brunswick

MEDIAN SALE PRICE



# **COMPARABLE PROPERTIES**

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.



This report has been compiled on 28/06/2024 by Ray White Brunswick. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au 
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# Statement of Information Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the E state Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*. The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount. This Statement of Information for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode 418/555 ST KILD

418/555 ST KILDA ROAD, MELBOURNE, VIC 3004

### Indicative selling price

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

 Price Range:
 \$520,000 to \$540,000

 Median sale price
 Median price

 Median price
 \$556,200

 Property type
 Unit

 Suburb
 MELBOURNE

 Period
 01 April 2023 to 31 March 2024

 Source
 pricefinder

#### Comparable property sales

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
504/59 PORTER ST, PRAHRAN, VIC 3181	\$520,000	24/04/2024
303/57 TOORAK RD, SOUTH YARRA, VIC 3141	*\$555,000	24/05/2024
1203/55 QUEENS RD, MELBOURNE, VIC 3004	*\$540,000	16/05/2024

This Statement of Information was prepared on:

28/06/2024

