

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

P509/348-350 St Kilda Road Melbourne VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$388,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 6 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

1313/8 Dorcas Street Southbank VIC 3006	\$380,000	05-Sep-19
1414/8 Dorcas Street Southbank VIC 3006	\$385,000	24-Oct-19
106/442 St Kilda Road Melbourne VIC 3004	\$371,000	30-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 03 March 2020



1313/8 Dorcas Street Southbank VIC 3006 Sold Price **\$380,000** Sold Date **05-Sep-19**

 1
  1
  1

Distance **0.14km**



1414/8 Dorcas Street Southbank VIC 3006 Sold Price **\$385,000** Sold Date **24-Oct-19**

 1
  1
  1

Distance **0.14km**



106/442 St Kilda Road Melbourne VIC 3004 Sold Price **\$371,000** Sold Date **30-Sep-19**

 1
  1
  1

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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