

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

8/449 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

or range
between

\$1,050,000

&

\$1,150,000

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

86/151 Fitzroy Street St Kilda VIC 3182	\$1,040,000	11-Sep-19
45/27-29 Flinders Lane Melbourne VIC 3000	\$1,100,000	23-Oct-19
3/26-34 Clowes Street South Yarra VIC 3141	\$1,219,999	06-Dec-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: 26 March 2020



86/151 Fitzroy Street St Kilda VIC 3182

Sold Price

\$1,040,000

Sold Date

11-Sep-19

2

1

1

Distance

2.15km



45/27-29 Flinders Lane Melbourne VIC 3000

Sold Price

\$1,100,000

Sold Date

23-Oct-19

2

1

1

Distance

2.84km



3/26-34 Clowes Street South Yarra VIC 3141

Sold Price

\$1,219,999

Sold Date

06-Dec-19

2

1

1

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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