

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

1108/450 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

\$1,800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2019

to

31 Dec 2019

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

1004/19 Queens Road Melbourne VIC 3004	\$1,985,000	11-Oct-19
304/469-471 St Kilda Road Melbourne VIC 3004	\$1,640,000	09-Nov-19
806/469-471 St Kilda Road Melbourne VIC 3004	\$1,760,000	23-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: 14 January 2020



**1004/19 Queens Road Melbourne
VIC 3004**

3 2 2

Sold Price

\$1,985,000

Sold Date

11-Oct-19

Distance

0.17km



**304/469-471 St Kilda Road
Melbourne VIC 3004**

3 2 2

Sold Price

^{RS} **\$1,640,000**

Sold Date

09-Nov-19

Distance

0.39km



**806/469-471 St Kilda Road
Melbourne VIC 3004**

3 2 2

Sold Price

\$1,760,000

Sold Date

23-Sep-19

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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