

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

1206/470 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2020

to

31 Aug 2021

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

1208/470 St Kilda Road Melbourne VIC 3004	\$450,000	22-May-21
708/470 St Kilda Road Melbourne VIC 3004	\$490,000	04-Mar-21

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: 28 September 2021



**1208/470 St Kilda Road Melbourne
VIC 3004**

Sold Price

^{RS}

\$450,000

Sold Date

22-May-21

 2  1  1

Distance

-



**708/470 St Kilda Road Melbourne
VIC 3004**

Sold Price

\$490,000

Sold Date

04-Mar-21

 2  1  1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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