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	109/450 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~~		or range between	$450,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Feb 2022	to	31 Jan 2023	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
802/70 QUEENS ROAD MELBOURNE VIC 3004	$465,500	23-Feb-23
1207/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	$458,000	18-Feb-23
116/539 ST KILDA ROAD MELBOURNE VIC 3004	$470,000	19-Oct-22

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 February 2023

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802/70 QUEENS ROAD MELBOURNE VIC 3004

1 1 1

Sold Price RS **$465,500** Sold Date **23-Feb-23**

Distance **1.41km**

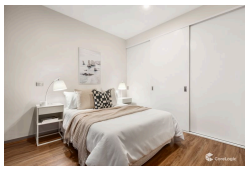


1207/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205

1 1 1

Sold Price RS **$458,000** Sold Date **18-Feb-23**

Distance **0.67km**



116/539 ST KILDA ROAD MELBOURNE VIC 3004

1 1 1

Sold Price **$470,000** Sold Date **19-Oct-22**

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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