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	1901/469 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,600,000 & $2,800,000

Median sale price

Median price $525,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2020 to 30/06/2021 Source REIV

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 six 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
1	312/250 St Kilda Rd SOUTHBANK 3006	$2,703,000	08/04/2021
2	315/250 St Kilda Rd SOUTHBANK 3006	$2,630,000	01/05/2021
3	1403/450 St Kilda Rd MELBOURNE 3004	$2,610,000	14/07/2021

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 six months.~~

This Statement of Information was prepared on: 01/10/2021 16:13

1901/469 St Kilda Road, Melbourne Vic 3004



3 2

Rooms: 3
Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median Unit Price
Year ending June 2021: $525,000

Comparable Properties



312/250 St Kilda Rd SOUTHBANK 3006 (VG)

3 - -

Price: $2,703,000
Method: Sale
Date: 08/04/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



315/250 St Kilda Rd SOUTHBANK 3006 (VG)

3 - -

Price: $2,630,000
Method: Sale
Date: 01/05/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

1403/450 St Kilda Rd MELBOURNE 3004 (VG)

3 - -

Price: $2,610,000
Method: Sale
Date: 14/07/2021
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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