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	1412/478A 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Oct 2020	to	30 Sep 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
709/470 St Kilda Road Melbourne VIC 3004	$432,500	27-Sep-21
1414/568 St Kilda Road Melbourne VIC 3004	$404,000	18-Jun-21
801/603 St Kilda Road Melbourne VIC 3004	$450,500	21-Jun-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: 09 October 2021

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709/470 St Kilda Road Melbourne VIC 3004

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Sold Price RS $432,500 Sold Date 27-Sep-21

Distance 0.14km



1414/568 St Kilda Road Melbourne VIC 3004

1 1 1

Sold Price $404,000 Sold Date 18-Jun-21

Distance 0.54km



801/603 St Kilda Road Melbourne VIC 3004

1 1 -

Sold Price $450,500 Sold Date 21-Jun-21

Distance 1km

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

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