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	10/458 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	$800,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$599,500	Property type	Unit	Suburb	Melbourne
Period-from	01 Nov 2020	to	31 Oct 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
29/166W Toorak Road South Yarra VIC 3141	$820,000	30-Oct-21
7/77-81 Coventry Street Southbank VIC 3006	$890,000	10-Aug-21
29/108 Greville Street Prahran VIC 3181	$800,000	29-May-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: 19 November 2021

David Wood
P 03 9272 1111
M 0418 315 114
E david.wood@belleproperty.com



29/166W Toorak Road South Yarra VIC 3141

2 1 1

Sold Price RS **$820,000** Sold Date **30-Oct-21**

Distance **0.83km**



7/77-81 Coventry Street Southbank VIC 3006

2 1 1

Sold Price **$890,000** Sold Date **10-Aug-21**

Distance **1.35km**



29/108 Greville Street Prahran VIC 3181

2 1 1

Sold Price **$800,000** Sold Date **29-May-21**

Distance **1.66km**

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

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