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	146/418 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	$699,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Nov 2022	to	31 Oct 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
106/431 ST KILDA ROAD MELBOURNE VIC 3004	$700,000	15-Jul-23
9/120-150 STURT STREET SOUTHBANK VIC 3006	$770,000	24-May-23
2/77 DODDS STREET SOUTHBANK VIC 3006	$690,000	15-May-23

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: 14 November 2023

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106/431 ST KILDA ROAD MELBOURNE VIC 3004

2 1 1

Sold Price **$700,000** Sold Date **15-Jul-23**

Distance **0.38km**

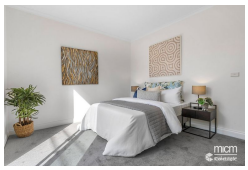


9/120-150 STURT STREET SOUTHBANK VIC 3006

2 1 1

Sold Price **$770,000** Sold Date **24-May-23**

Distance **1.43km**



2/77 DODDS STREET SOUTHBANK VIC 3006

2 1 1

Sold Price **$690,000** Sold Date **15-May-23**

Distance **1.15km**

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

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