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	44/431 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price $569,000

Median sale price

Median price $580,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2022 to 31/03/2022 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	5/182 Albert Rd SOUTH MELBOURNE 3205	$575,000	30/11/2021
2	1308/576 St Kilda Rd MELBOURNE 3004	$570,000	06/02/2022
3	403/2 Albert Rd SOUTH MELBOURNE 3205	$565,000	01/02/2022

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: 27/04/2022 13:58

44/431 St Kilda Road, Melbourne Vic 3004



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$569,000
Median Unit Price
March quarter 2022: $580,000

Comparable Properties



5/182 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

1 1 1

Price: $575,000
Method: Private Sale
Date: 30/11/2021
Property Type: Apartment

Agent Comments



1308/576 St Kilda Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $570,000
Method: Private Sale
Date: 06/02/2022
Property Type: Apartment

Agent Comments



403/2 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

1 1 1

Price: $565,000
Method: Private Sale
Date: 01/02/2022
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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