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	512/450 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	$398,000	~~or range between~~		&

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
204/450 St Kilda Road Melbourne VIC 3004	$388,000	28-Jun-21
913/450 St Kilda Road Melbourne VIC 3004	$405,000	28-May-21
725/555-563 St Kilda Road Melbourne VIC 3004	$387,000	15-Jan-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: 23 November 2021

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204/450 St Kilda Road Melbourne VIC 3004

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Sold Price **$388,000** Sold Date **28-Jun-21**

Distance **-**



913/450 St Kilda Road Melbourne VIC 3004

1 1 1

Sold Price **$405,000** Sold Date **28-May-21**

Distance **-**



725/555-563 St Kilda Road Melbourne VIC 3004

1 1 1

Sold Price **$387,000** Sold Date **15-Jan-21**

Distance **1.05km**

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

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