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	1306/470 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	$470,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Oct 2022	to	30 Sep 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
303/97 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	$500,000	29-Aug-23
602/74 QUEENS ROAD MELBOURNE VIC 3004	$480,000	19-Jun-23
2002/39 COVENTRY STREET SOUTHBANK VIC 3006	$510,000	13-Jun-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: 19 October 2023

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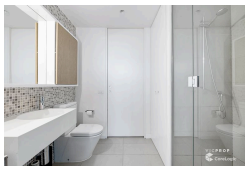


303/97 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205

2 1 1

Sold Price RS $500,000 Sold Date 29-Aug-23

Distance 0.98km



602/74 QUEENS ROAD MELBOURNE VIC 3004

2 1 1

Sold Price $480,000 Sold Date 19-Jun-23

Distance 1.24km



2002/39 COVENTRY STREET SOUTHBANK VIC 3006

2 1 1

Sold Price $510,000 Sold Date 13-Jun-23

Distance 1.45km

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

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