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	703/478A St Kilda Road, Melbourne, VIC 3004

Indicative selling price

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

Single price		or range between	$800,000	&	$850,000

Median sale price

Median price	$ 601,000	Property type	Unit	Suburb	MELBOURNE
Period - From	13/08/2021	to	09/02/2022	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	1310/25 Coventry Street Southbank Vic 3006	$849,000	2021-10-29
2	1101/582 St Kilda Road Melbourne Vic 3004	$800,000	2021-12-20
3			

This Statement of Information was prepared on: 09/02/2022

CONSUMER AFFAIRS VICTORIA