

## 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

201/454 St Kilda Road Melbourne VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

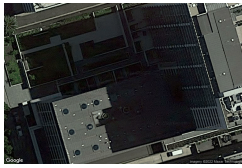
Date of sale

3G/499 St Kilda Road Melbourne VIC 3004	\$1,535,000	03-Dec-21
7/5 Northampton Place South Yarra VIC 3141	\$1,460,500	12-Feb-22
32/8 Wells Street Southbank VIC 3006	\$1,450,000	11-Dec-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: 07 March 2022



**3G/499 St Kilda Road Melbourne VIC 3004**

Sold Price

**\$1,535,000**

Sold Date

**03-Dec-21**

 2

 1

 1

Distance

**0.51km**



**7/5 Northampton Place South Yarra VIC 3141**

Sold Price

<sup>RS</sup> **\$1,460,500**

Sold Date

**12-Feb-22**

 2

 2

 2

Distance

**1.03km**



**32/8 Wells Street Southbank VIC 3006**

Sold Price

**\$1,450,000**

Sold Date

**11-Dec-21**

 3

 3

 2

Distance

**1.61km**

RS = Recent sale

UN = Undisclosed Sale

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