

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

110/450 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

or range
between

\$780,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,150

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

1304/605 ST KILDA ROAD MELBOURNE VIC 3004	\$889,000	31-Jul-23
6/27 QUEENS ROAD MELBOURNE VIC 3004	\$835,000	21-May-24
1406/605 ST KILDA ROAD MELBOURNE VIC 3004	\$820,000	04-May-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: 30 July 2024



**1304/605 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$889,000** Sold Date **31-Jul-23**

Distance **1.45km**



**6/27 QUEENS ROAD MELBOURNE
VIC 3004**

2 2 1

Sold Price ^{RS} **\$835,000** ^{UN} Sold Date **21-May-24**

Distance **0.39km**



**1406/605 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$820,000** Sold Date **04-May-23**

Distance **1.45km**

RS = Recent sale UN = Undisclosed Sale

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