

# 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 43/449-453 St Kilda Road, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,175,000

### Median sale price

Median price \$558,800

Property Type Unit

Suburb Melbourne

Period - From 26/10/2023

to 25/10/2024

Source REIV

### 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 six 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
1	3/27 Bromby St SOUTH YARRA 3141	\$1,115,000	07/09/2024
2	6/55 Avoca St SOUTH YARRA 3141	\$1,125,000	21/08/2024
3	2/109-113 Park St SOUTH YARRA 3141	\$1,195,000	06/07/2024

**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 six months.~~

This Statement of Information was prepared on:

26/10/2024 15:52



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/27 Bromby St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$1,115,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** Apartment



**6/55 Avoca St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$1,125,000

**Method:** Sold Before Auction

**Date:** 21/08/2024

**Property Type:** Apartment



**2/109-113 Park St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$1,195,000

**Method:** Auction Sale

**Date:** 06/07/2024

**Property Type:** Apartment

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