

## 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

709/470 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

\$440,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$583,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2020

to

31 May 2021

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

2/9 Commercial Road Melbourne VIC 3004	\$500,000	05-Feb-21
102/240-242 Dorcas Street South Melbourne VIC 3205	\$490,000	20-May-21
204/244-246 Dorcas Street South Melbourne VIC 3205	\$487,500	15-May-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: 01 June 2021

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**2/9 Commercial Road Melbourne  
VIC 3004**

1 1 1

Sold Price **\$500,000** Sold Date **05-Feb-21**

Distance **0.55km**



**102/240-242 Dorcas Street South  
Melbourne VIC 3205**

1 1 1

Sold Price <sup>RS</sup> **\$490,000** Sold Date **20-May-21**

Distance **1.78km**



**204/244-246 Dorcas Street South  
Melbourne VIC 3205**

1 1 1

Sold Price <sup>RS</sup> **\$487,500** Sold Date **15-May-21**

Distance **1.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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