



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

3/416A St Kilda Road, Melbourne, 3004

Indicative selling price

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

Single price

or range between

\$400,000.00

&

\$440,000.00

Median sale price

Median price

\$583,500.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Nov 2019

to

Oct 2020

Source

CoreLogic

Comparable property sales

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
45/39 Dorcas Street South Melbourne VIC 3205	\$423,000.00	20/08/2020
908/38 Bank Street South Melbourne VIC 3205	\$412,000.00	9/11/2020
317/9 Commercial Road Melbourne VIC 3004	\$410,000.00	10/10/2020

This Statement of Information was prepared on:

Friday 20th November 2020