

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

410/480 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

\$760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

907/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$800,000	25-Mar-24
606/480 ST KILDA ROAD MELBOURNE VIC 3004	\$790,000	29-Dec-23
1403/572 ST KILDA ROAD MELBOURNE VIC 3004	\$780,000	15-Dec-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: 31 May 2024



**907/8 BOWEN CRESCENT
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$800,000** Sold Date **25-Mar-24**

Distance **0.91km**



**606/480 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price ^{RS} **\$790,000** ^{UN} Sold Date **29-Dec-23**

Distance **0km**



**1403/572 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$780,000** Sold Date **15-Dec-23**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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