

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

902/442 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$540,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2022

to

31/12/2022

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	906/478a St Kilda Rd MELBOURNE 3004	\$570,000	05/10/2022
2	305/39 Park St SOUTH MELBOURNE 3205	\$570,000	21/09/2022
3	209/12 Yarra St SOUTH YARRA 3141	\$525,000	17/10/2022

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:

27/02/2023 16:09



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$540,000

Median Unit Price

December quarter 2022: \$530,000

Comparable Properties



906/478a St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 2
 1

Price: \$570,000

Method: Private Sale

Date: 05/10/2022

Property Type: Apartment



305/39 Park St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2
 2
 1

Price: \$570,000

Method: Private Sale

Date: 21/09/2022

Property Type: Apartment



209/12 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2
 2
 1

Price: \$525,000

Method: Private Sale

Date: 17/10/2022

Property Type: Apartment