

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

814/450 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

or range
between

\$798,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2021

to

30 Apr 2022

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

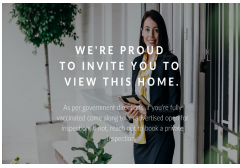
Date of sale

1608/12 QUEENS ROAD MELBOURNE VIC 3004	\$795,000	31-Jan-22
607/19 QUEENS ROAD MELBOURNE VIC 3004	\$910,000	27-Jan-22
206/19 QUEENS ROAD MELBOURNE VIC 3004	\$738,000	30-Nov-20

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: 03 May 2022



**1608/12 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price ^{RS} **\$795,000** Sold Date **31-Jan-22**

Distance **0.09km**



**607/19 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$910,000** Sold Date **27-Jan-22**

Distance **0.17km**



**206/19 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$738,000** Sold Date **30-Nov-20**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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