



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 151/416 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 \$629,000.00 & \$679,000.00

Median sale price

Median price \$630,000.00 Property type Unit/Apartment Suburb MELBOURNE

Period - From Aug 2022 to Jul 2023 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
58/63 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$668,000.00	5/07/2023
206/38 BANK STREET SOUTH MELBOURNE VIC 3205	\$675,000.00	19/08/2023
10/166W TOORAK ROAD SOUTH YARRA VIC 3141	\$675,000.00	21/08/2023

This Statement of Information was prepared on: Wednesday 20th September 2023