

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

1113/450 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

\$450,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 2023

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

803/450 ST KILDA ROAD MELBOURNE VIC 3004	\$455,000	20-Mar-22
1613/450 ST KILDA ROAD MELBOURNE VIC 3004	\$481,000	07-Nov-22

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: 09 March 2023

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**803/450 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$455,000** Sold Date **20-Mar-22**

Distance **0km**



**1613/450 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$481,000** Sold Date **07-Nov-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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