

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

1611/450 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

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,800

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 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

412/450 ST KILDA ROAD MELBOURNE VIC 3004	-	02-Sep-23
1112/450 ST KILDA ROAD MELBOURNE VIC 3004	\$472,000	25-Aug-15
1311/450 ST KILDA ROAD MELBOURNE VIC 3004	\$536,000	30-Jun-15

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: 13 December 2023

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**412/450 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price

- Sold Date **02-Sep-23**

Distance **0km**



**1112/450 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price

\$472,000 Sold Date **25-Aug-15**

Distance **0km**



**1311/450 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price

\$536,000 Sold Date **30-Jun-15**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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