



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 165/416A 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 \$420,000.00 & \$450,000.00

Median sale price

Median price \$585,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Feb 2020 to Jan 2021 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
405/78-82 Eastern Road South Melbourne VIC 3205	\$420,000.00	18/12/2020
53A/32 Queens Road Melbourne VIC 3004	\$432,500.00	10/11/2020
3/4-6 Powell Street South Yarra VIC 3141	\$430,000.00	14/01/2021

This Statement of Information was prepared on: Wednesday 10th February 2021