

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

1301/450 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 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

801/450 ST KILDA ROAD MELBOURNE VIC 3004	\$640,000	02-May-23
1703/22 DORCAS STREET SOUTHBANK VIC 3006	\$617,000	25-Feb-23
510/470 ST KILDA ROAD MELBOURNE VIC 3004	\$635,000	12-Feb-23

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 August 2023

Stephanie Evans

M 0420215919

E stephanie.evans@belleproperty.com


**801/450 ST KILDA ROAD
MELBOURNE VIC 3004**
 2  2  1

Sold Price **\$640,000** Sold Date **02-May-23**

Distance **0km**

**1703/22 DORCAS STREET
SOUTHBANK VIC 3006**
 2  2  1

Sold Price **\$617,000** Sold Date **25-Feb-23**

Distance **1.12km**

**510/470 ST KILDA ROAD
MELBOURNE VIC 3004**
 2  2  1

Sold Price **\$635,000** Sold Date **12-Feb-23**

Distance **0.29km**
RS = Recent sale

UN = Undisclosed Sale

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