

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

15/458 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

21/30 MURPHY STREET SOUTH YARRA VIC 3141	\$735,000	19-Aug-23
8/120 CAROLINE STREET SOUTH YARRA VIC 3141	\$770,000	03-Jun-23
17/30 MURPHY STREET SOUTH YARRA VIC 3141	\$815,000	13-May-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: 05 October 2023



21/30 MURPHY STREET SOUTH YARRA VIC 3141

 2
  1
  1

Sold Price

RS

\$735,000

Sold Date

19-Aug-23

Distance

1.35km


8/120 CAROLINE STREET SOUTH YARRA VIC 3141

 2
  1
  1

Sold Price

\$770,000

Sold Date

03-Jun-23

Distance

1.42km


17/30 MURPHY STREET SOUTH YARRA VIC 3141

 2
  1
  1

Sold Price

\$815,000

Sold Date

13-May-23

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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