

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 501/430 St Kilda Road, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2020 to 30/09/2020 Source REIV

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 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
1	7/59 Darling St SOUTH YARRA 3141	\$3,425,000	01/06/2020
2	2303/60 Dorcas St SOUTHBANK 3006	\$2,935,500	08/05/2020
3	320 Walsh St SOUTH YARRA 3141	\$2,860,000	29/05/2020

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 six months.~~

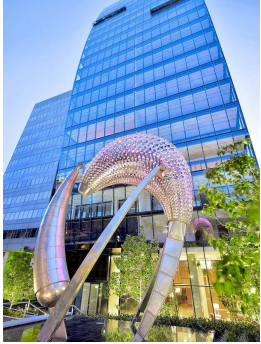
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Indicative Selling Price
\$2,700,000 - \$2,900,000

Median Unit Price
September quarter 2020: \$580,000



 3  3  2

Property Type: Apartment
Land Size: 2348 sqm approx
Agent Comments

Comparable Properties



7/59 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

 3  3  4

Price: \$3,425,000
Method: Private Sale
Date: 01/06/2020
Property Type: Apartment

2303/60 Dorcas St SOUTHBANK 3006 (VG)

Agent Comments

 3  -  -

Price: \$2,935,500
Method: Sale
Date: 08/05/2020
Property Type: Strata Unit/Flat



320 Walsh St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 3  2  4

Price: \$2,860,000
Method: Private Sale
Date: 29/05/2020
Property Type: Apartment