

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

237/416 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

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

2411/163 CITY ROAD SOUTHBANK VIC 3006	\$810,000	04-Jun-23
601/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$818,000	07-Aug-24
8/12 COURTNEY STREET NORTH MELBOURNE VIC 3051	\$800,000	06-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: 23 September 2024



**2411/163 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$810,000

Sold Date **04-Jun-23**

 3  2  2

Distance **1.63km**



**601/118 DUDLEY STREET WEST
MELBOURNE VIC 3003**

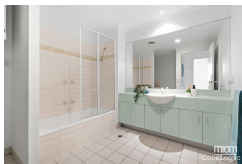
Sold Price

^{RS} **\$818,000**

Sold Date **07-Aug-24**

 3  2  2

Distance **3.57km**



**8/12 COURTNEY STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$800,000

Sold Date **06-May-23**

 3  2  2

Distance **4.07km**

RS = Recent sale

UN = Undisclosed Sale

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