

# 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

1102/430 St Kilda Road, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$3,180,000

### Median sale price\*

Median price

\$3,000,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2022

to

27/06/2022

Source

RPData

### 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	1501/368 St Kilda Rd MELBOURNE 3004	\$3,240,000	04/12/2021
2	70 Caroline St SOUTH YARRA 3141	\$3,220,000	28/10/2021
3	704/250 St Kilda Rd SOUTHBANK 3006	\$3,000,000	02/12/2021

**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.~~

This Statement of Information was prepared on:

27/06/2022 13:34



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**Property Type:** Apartment

**Land Size:** 270 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,180,000

**Median Unit Price \***

01/01/2022 - 27/06/2022: \$3,000,000

\* Agent calculated median

## Comparable Properties

**1501/368 St Kilda Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$3,240,000

**Method:** Private Sale

**Date:** 04/12/2021

**Property Type:** Apartment

**70 Caroline St SOUTH YARRA 3141 (VG)**

Agent Comments

3   
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**Price:** \$3,220,000

**Method:** Sale

**Date:** 28/10/2021

**Property Type:** Strata Unit/Townhouse - Conjoined

**704/250 St Kilda Rd SOUTHBANK 3006 (VG)**

Agent Comments

3   
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**Price:** \$3,000,000

**Method:** Sale

**Date:** 02/12/2021

**Property Type:** Flat/Unit/Apartment (Res)

Account - VICPROP