

## 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

8/449 St Kilda Road Melbourne VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$581,625

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2019

to

30 Apr 2020

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

14/27 Queens Road Melbourne VIC 3004	\$915,000	08-Jan-20
2/8 Murphy Street South Yarra VIC 3141	\$980,000	25-Feb-20
1/60-68 Leopold Street South Yarra VIC 3141	\$1,020,000	07-Dec-19

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.~~

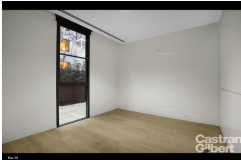
This Statement of Information was prepared on: 30 May 2020



**14/27 Queens Road Melbourne VIC 3004** Sold Price **\$915,000** Sold Date **08-Jan-20**

3 2 1

Distance **0.31km**



**2/8 Murphy Street South Yarra VIC 3141** Sold Price **\$980,000** Sold Date **25-Feb-20**

2 1 -

Distance **1.13km**



**1/60-68 Leopold Street South Yarra VIC 3141** Sold Price **\$1,020,000** Sold Date **07-Dec-19**

2 1 1

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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