

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

19/458 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2021

to

31 May 2022

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

9/63 MILLSWYN STREET SOUTH YARRA VIC 3141	\$850,000	24-Feb-22
10/458 ST KILDA ROAD MELBOURNE VIC 3004	\$845,000	15-Jan-22
15/63 MILLSWYN STREET SOUTH YARRA VIC 3141	\$1	26-Mar-22

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: 20 June 2022



**9/63 MILLSWYN STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price

\$850,000

Sold Date

24-Feb-22

Distance

0.58km



**10/458 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price

\$845,000

Sold Date

15-Jan-22

Distance

-



**15/63 MILLSWYN STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price

\$1

Sold Date

26-Mar-22

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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