

## 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

1013/470 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

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$628,150

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

201/603 ST KILDA ROAD MELBOURNE VIC 3004	\$345,000	16-Jun-24
405/450 ST KILDA ROAD MELBOURNE VIC 3004	\$333,000	03-May-24
1004/568 ST KILDA ROAD MELBOURNE VIC 3004	\$330,000	25-Mar-24

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 July 2024



**201/603 ST KILDA ROAD  
MELBOURNE VIC 3004**

1 1 -

Sold Price <sup>RS</sup> **\$345,000** Sold Date **16-Jun-24**

Distance **1.16km**



**405/450 ST KILDA ROAD  
MELBOURNE VIC 3004**

1 1 -

Sold Price **\$333,000** Sold Date **03-May-24**

Distance **0.29km**



**1004/568 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 1 -

Sold Price **\$330,000** Sold Date **25-Mar-24**

Distance **0.68km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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