

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

1307/450 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

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 2023

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

| | | |
|-------------------------------------------|-----------|-----------|
| 1609/450 ST KILDA ROAD MELBOURNE VIC 3004 | \$830,000 | 23-Dec-21 |
| 503/12 QUEENS ROAD MELBOURNE VIC 3004 | \$790,000 | 14-Dec-22 |
| 120/20 QUEENS ROAD MELBOURNE VIC 3004 | \$875,000 | 24-Jan-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: 06 March 2023

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**1609/450 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$830,000** Sold Date **23-Dec-21**

Distance **0km**



**503/12 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$790,000** Sold Date **14-Dec-22**

Distance **0.09km**



**120/20 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 -

Sold Price **\$875,000** Sold Date **24-Jan-22**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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