

# 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

1202/480 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)

Range between \$850,000 & \$890,000

### Median sale price

Median price \$481,500 Property Type Unit Suburb Melbourne

Period - From 01/01/2021 to 31/03/2021 Source REIV

### 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	11/14-16 Macquarie St PRAHRAN 3181	\$875,000	08/05/2021
2	73/39 Dorcas St SOUTH MELBOURNE 3205	\$865,000	01/05/2021
3	1205/582 St Kilda Rd MELBOURNE 3004	\$855,000	18/01/2021

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:

13/07/2021 10:34



 3
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  2

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$850,000 - \$890,000

**Median Unit Price**

March quarter 2021: \$481,500

## Comparable Properties

11/14-16 Macquarie St PRAHRAN 3181 (REI)

**Agent Comments**

 3
  2
  2

**Price:** \$875,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** Apartment



73/39 Dorcas St SOUTH MELBOURNE 3205 (REI)

**Agent Comments**

 3
  2
  2

**Price:** \$865,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** Apartment



1205/582 St Kilda Rd MELBOURNE 3004 (REI/VG)

**Agent Comments**

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  1

**Price:** \$855,000

**Method:** Private Sale

**Date:** 18/01/2021

**Property Type:** Apartment