

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

10/449-453 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,169,000

Median sale price

Median price

\$501,900

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2021

to

31/12/2021

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	19/21 Park La SOUTH YARRA 3141	\$1,120,000	15/10/2021
2	44/449-453 St Kilda Rd MELBOURNE 3004	\$1,100,000	31/08/2021
3	21/449-453 St Kilda Rd MELBOURNE 3004	\$1,080,000	09/11/2021

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:

09/02/2022 11:30

10/449-453 St Kilda Road, Melbourne Vic 3004

Jason Isaacs

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Indicative Selling Price

\$1,169,000

Median Unit Price

December quarter 2021: \$501,900



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



19/21 Park La SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$1,120,000

Method: Sold Before Auction

Date: 15/10/2021

Property Type: Apartment



44/449-453 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3 1 1

Price: \$1,100,000

Method: Sold Before Auction

Date: 31/08/2021

Property Type: Apartment



21/449-453 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3 1 1

Price: \$1,080,000

Method: Private Sale

Date: 09/11/2021

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018