

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

133/461 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

\$1,900,000

&

\$2,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2020

to

31 Jan 2021

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

1304/505-507 St Kilda Road Melbourne VIC 3004	\$2,175,000	03-Oct-20
1102/1 Roy Street Melbourne VIC 3004	\$2,300,000	18-Aug-20
406/42 Ralston Street South Yarra VIC 3141	\$1,995,000	17-Nov-20

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: 17 February 2021



**1304/505-507 St Kilda Road
Melbourne VIC 3004**

 3  2  2

Sold Price **\$2,175,000** Sold Date **03-Oct-20**

Distance **0.34km**



**1102/1 Roy Street Melbourne VIC
3004**

 3  2  2

Sold Price **\$2,300,000** Sold Date **18-Aug-20**

Distance **0.64km**



**406/42 Ralston Street South Yarra
VIC 3141**

 3  2  2

Sold Price **\$1,995,000** Sold Date **17-Nov-20**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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