

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

708/470 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

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

908/470 St Kilda Road Melbourne VIC 3004	\$466,500	30-Nov-20
511/610 St Kilda Road Melbourne VIC 3004	\$492,500	31-Oct-20
915/74 Queens Road Melbourne VIC 3004	\$485,000	14-May-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.~~

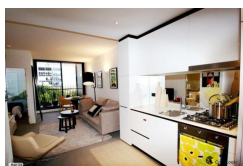
This Statement of Information was prepared on: 02 February 2021



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**908/470 St Kilda Road Melbourne
VIC 3004**

Sold Price

\$466,500

Sold Date **30-Nov-20**

2 1 1

Distance

-



**511/610 St Kilda Road Melbourne
VIC 3004**

Sold Price

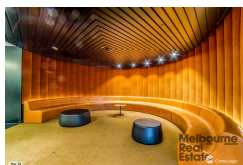
\$492,500

Sold Date **31-Oct-20**

2 1 1

Distance

1.24km



**915/74 Queens Road Melbourne
VIC 3004**

Sold Price

\$485,000

Sold Date **14-May-20**

2 1 1

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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