

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

Brand New 3 bedroom 2 bathroom 2 car park, stunning views 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

\$1,750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

202/2-6 SLATER STREET MELBOURNE VIC 3004	\$1,800,000	29-Oct-22
103/461 ST KILDA ROAD MELBOURNE VIC 3004	\$1,800,000	05-Dec-22
1202/505-507 ST KILDA ROAD MELBOURNE VIC 3004	\$1,760,000	26-Feb-23

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: 09 October 2023



**202/2-6 SLATER STREET
MELBOURNE VIC 3004**

 3  2  2

Sold Price **\$1,800,000** Sold Date **29-Oct-22**

Distance **0.82km**



**103/461 ST KILDA ROAD
MELBOURNE VIC 3004**

 3  2  2

Sold Price Sold Date **05-Dec-22**

Distance **0.56km**



**1202/505-507 ST KILDA ROAD
MELBOURNE VIC 3004**

 3  2  2

Sold Price **\$1,760,000** Sold Date **26-Feb-23**

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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