

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

1002/480 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Melbourne

Period - From 01/01/2024

to 31/03/2024

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	28/449-453 St Kilda Rd MELBOURNE 3004	\$1,400,000	14/03/2024
2	45/449-453 St Kilda Rd MELBOURNE 3004	\$1,230,000	15/06/2024
3	309/360 St Kilda Rd MELBOURNE 3004	\$1,200,000	20/04/2024

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:

09/07/2024 10:58



Property Type: Apartment

Agent Comments

Comparable Properties



28/449-453 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$1,400,000

Method: Sold Before Auction

Date: 14/03/2024

Property Type: Apartment



45/449-453 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Apartment



309/360 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Unit