

## 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

102/450 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 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

311/450 ST KILDA ROAD MELBOURNE VIC 3004	\$638,000	12-Mar-23
701/442 ST KILDA ROAD MELBOURNE VIC 3004	\$622,500	15-Sep-22
906/478A ST KILDA ROAD MELBOURNE VIC 3004	\$570,000	26-Sep-22

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: 18 April 2023

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**311/450 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price <sup>RS</sup> **\$638,000** <sup>UN</sup> Sold Date **12-Mar-23**

Distance **0km**



**701/442 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$622,500** Sold Date **15-Sep-22**

Distance **0.06km**



**906/478A ST KILDA ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$570,000** Sold Date **26-Sep-22**

Distance **0.44km**



**601/470 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$635,000** Sold Date **22-Jul-22**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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