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

107/450 St Kilda Road, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$445,000		&		\$465,000					
Median sale pi	rice									
Median price	\$526,000	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1112/450 St Kilda Rd MELBOURNE 3004	\$440,000	28/11/2023
2	23/416a St Kilda Rd MELBOURNE 3004	\$445,000	07/12/2023
3	711/610 St Kilda Rd MELBOURNE 3004	\$462,000	21/12/2023

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:

13/02/2024 16:35









Property Type: Apartment Agent Comments Indicative Selling Price \$445,000 - \$465,000 Median Unit Price December quarter 2023: \$526,000

Comparable Properties



1112/450 St Kilda Rd MELBOURNE 3004 (REI/VG)



Price: \$440,000 Method: Private Sale Date: 28/11/2023 Property Type: Apartment Agent Comments

23/416a St Kilda Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$445,000 Method: Private Sale Date: 07/12/2023 Property Type: Apartment

711/610 St Kilda Rd MELBOURNE 3004 (VG)



G) Agent Comments

Price: \$462,000 Method: Sale Date: 21/12/2023 Property Type: Subdivided Flat - Single OYO Flat

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.