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

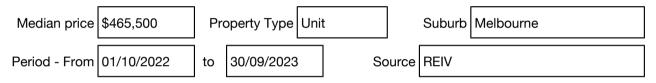
11/461 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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Single price \$1,795,000

Median sale price



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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	106/350 St Kilda Rd MELBOURNE 3004	\$1,850,000	13/05/2023
2	1004/469 St Kilda Rd MELBOURNE 3004	\$1,836,000	31/08/2023
3			

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:

06/11/2023 12:35







Property Type: Apartment Agent Comments Indicative Selling Price \$1,795,000 Median Unit Price Year ending September 2023: \$465,500

Agent Comments

Agent Comments

Comparable Properties



Price: \$1,850,000

106/350 St Kilda Rd MELBOURNE 3004 (REI)

Method: Private Sale Date: 13/05/2023 Property Type: Apartment



1004/469 St Kilda Rd MELBOURNE 3004 (REI/VG)



Price: \$1,836,000 Method: Expression of Interest Date: 31/08/2023 Property Type: Apartment

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.

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



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