Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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03/610 St Kilda Road, Melbourne Vic 3004
03

Indicative selling price

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

Single price \$450,000

Median sale price

Median price	\$480,000	Pro	perty Type Ur	nit		Suburb	Melbourne
Period - From	01/07/2022	to	30/06/2023	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	812/610 St Kilda Rd MELBOURNE 3004	\$465,000	18/03/2023
2	45/416a St Kilda Rd MELBOURNE 3004	\$447,000	03/08/2023
3	1211/450 St Kilda Rd MELBOURNE 3004	\$440,000	04/04/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/09/2023 22:29





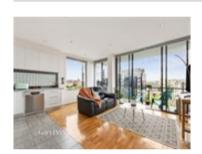




Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$450,000 **Median Unit Price** Year ending June 2023: \$480,000

Comparable Properties



812/610 St Kilda Rd MELBOURNE 3004 (REI/VG)

Price: \$465,000 Method: Auction Sale Date: 18/03/2023

Property Type: Apartment

Agent Comments



45/416a St Kilda Rd MELBOURNE 3004 (REI/VG)



Price: \$447,000 Method: Private Sale Date: 03/08/2023

Property Type: Apartment

Agent Comments



1211/450 St Kilda Rd MELBOURNE 3004

(REI/VG) **--**



Price: \$440.000 Method: Private Sale Date: 04/04/2023

Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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