

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 1103/610 St Kilda Road, Melbourne Vic 3004

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

Property Type Unit

Suburb Melbourne

Period - From 01/07/2022

to 30/06/2023

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	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 comparable properties 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)

Agent Comments



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



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

Agent Comments



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



1211/450 St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 04/04/2023
Property Type: Apartment

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