

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

146/418 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

106/431 ST KILDA ROAD MELBOURNE VIC 3004	\$700,000	15-Jul-23
703/23-25 QUEENS ROAD MELBOURNE VIC 3004	\$680,000	17-Apr-23
46/161-173 STURT STREET SOUTHBANK VIC 3006	\$680,000	29-Jun-23

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: 03 October 2023



**106/431 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$700,000** Sold Date **15-Jul-23**

Distance **0.38km**



**703/23-25 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$680,000** Sold Date **17-Apr-23**

Distance **0.59km**



**46/161-173 STURT STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price Sold Date **29-Jun-23**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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