

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 1608/450 St Kilda Road, Melbourne, VIC 3004

Indicative selling price

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

Single price or range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$624,400 Property type Unit Suburb MELBOURNE

Period - From 21/02/2023 to 20/02/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	3101/60 Kavanagh Street Southbank Vic 3006	\$1,200,000	2023-11-30
2	704/15 Queens Road Melbourne Vic 3004	\$1,230,000	2023-11-25
3	1601/41 Bank Street South Melbourne Vic 3205	\$1,270,000	2023-10-26

This Statement of Information was prepared on: 21/02/2024

