

## 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

1712/478A ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$445,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

1210/478A ST KILDA ROAD MELBOURNE VIC 3004	\$444,150	14-Nov-19
813/478A ST KILDA ROAD MELBOURNE VIC 3004	\$395,000	26-Feb-20
1512/478A ST KILDA ROAD MELBOURNE VIC 3004	\$396,900	26-Sep-19

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 November 2023



**1210/478A ST KILDA ROAD  
 MELBOURNE VIC 3004**

1 1 1

Sold Price **\$444,150** Sold Date **14-Nov-19**

Distance **0km**



**813/478A ST KILDA ROAD  
 MELBOURNE VIC 3004**

1 1 -

Sold Price **\$395,000** Sold Date **26-Feb-20**

Distance **0km**



**1512/478A ST KILDA ROAD  
 MELBOURNE VIC 3004**

1 1 1

Sold Price **\$396,900** Sold Date **26-Sep-19**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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