

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 27/449-453 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$915,000

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	12/63 Darling St SOUTH YARRA 3141	\$935,000	12/08/2023
2	3/34 Kensington Rd SOUTH YARRA 3141	\$905,000	05/05/2023
3	15/18-20 Leopold St SOUTH YARRA 3141	\$890,000	18/04/2023

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:

14/08/2023 11:59

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Indicative Selling Price

\$915,000

Median Unit Price

Year ending June 2023: \$480,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



12/63 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$935,000

Method: Auction Sale

Date: 12/08/2023

Property Type: Unit



3/34 Kensington Rd SOUTH YARRA 3141 (REI) Agent Comments

2 1 1

Price: \$905,000

Method: Private Sale

Date: 05/05/2023

Property Type: Apartment



15/18-20 Leopold St SOUTH YARRA 3141 (REI) Agent Comments

2 1 -

Price: \$890,000

Method: Sold Before Auction

Date: 18/04/2023

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018