# 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

29/449-453 St Kilda Road, Melbourne Vic 3000

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$540,100	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	11/04/2023	to	10/04/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	16/21 Park La SOUTH YARRA 3141	\$1,080,000	23/03/2024
2	3/33 Murphy St SOUTH YARRA 3141	\$1,062,500	23/03/2024
3	1/40 Millswyn St SOUTH YARRA 3141	\$1,060,000	23/03/2024

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:

11/04/2024 16:44



29/449-453 St Kilda Road, Melbourne Vic 3000







**Property Type:** Apartment Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price 11/04/2023 - 10/04/2024: \$540,100

# **Comparable Properties**



16/21 Park La SOUTH YARRA 3141 (REI)



Price: \$1,080,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment

Agent Comments

Agent Comments



3/33 Murphy St SOUTH YARRA 3141 (REI)

Price: \$1,062,500 Method: Auction Sale

Property Type: Apartment

Date: 23/03/2024



1/40 Millswyn St SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$1,060,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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