

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$540,100 Property Type Unit Suburb Melbourne

Period - From 11/04/2023 to 10/04/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

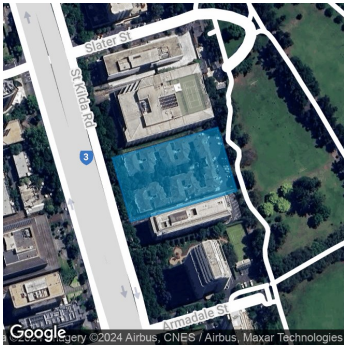
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	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



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**16/21 Park La SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$1,080,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Apartment



**3/33 Murphy St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$1,062,500

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Apartment



**1/40 Millswyn St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Apartment