

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 406/610 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Melbourne

Period - From 01/01/2024

to 31/03/2024

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	1611/450 St Kilda Rd MELBOURNE 3004	\$445,000	21/02/2024
2	23/416a St Kilda Rd MELBOURNE 3004	\$445,000	07/12/2023
3	1113/450 St Kilda Rd MELBOURNE 3004	\$435,000	30/04/2024

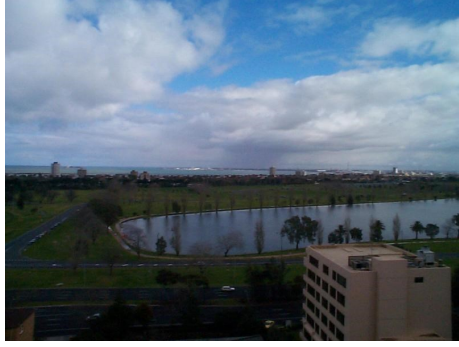
OR

~~**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:

27/05/2024 10:56

406/610 St Kilda Road, Melbourne Vic 3004



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$450,000
Median Unit Price
March quarter 2024: \$490,000

Comparable Properties



1611/450 St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments

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Price: \$445,000
Method: Private Sale
Date: 21/02/2024
Property Type: Apartment



23/416a St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments

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Price: \$445,000
Method: Private Sale
Date: 07/12/2023
Property Type: Apartment



1113/450 St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments

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Price: \$435,000
Method: Private Sale
Date: 30/04/2024
Property Type: Apartment

Account - Jeena & Saacs Real Estate Pty Ltd | P: 0411 325 952



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