# 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

702/478a St Kilda Road, Melbourne Vic 3004

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$820,000		&		\$900,000				
Median sale p	rice								
Median price	\$510,000	Pro	operty Type	Unit			Suburb	Melbourne	
Period - From	21/09/2022	to	20/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	117/39 Dorcas St SOUTH MELBOURNE 3205	\$900,000	26/08/2023
2	1417/555 St Kilda Rd MELBOURNE 3004	\$858,000	10/09/2023
3	405/33-34 Queens Rd MELBOURNE 3004	\$840,000	29/07/2023

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:

21/09/2023 16:11



702/478a St Kilda Road, Melbourne Vic 3004







**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$820,000 - \$900,000 Median Unit Price 21/09/2022 - 20/09/2023: \$510,000

# **Comparable Properties**





117/39 Dorcas St SOUTH MELBOURNE 3205 Agent Comments (REI)



Price: \$900,000 Method: Auction Sale Date: 26/08/2023 Property Type: Apartment Land Size: 114 sqm approx

1417/555 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$858,000 Method: Private Sale Date: 10/09/2023 Property Type: Apartment



405/33-34 Queens Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$840,000 Method: Auction Sale Date: 29/07/2023 Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



propertydata

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