

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 between \$820,000 & \$900,000

Median sale price

Median price \$510,000 Property Type Unit Suburb Melbourne

Period - From 21/09/2022 to 20/09/2023 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	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



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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 (REI)

Agent Comments

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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

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  2

Price: \$858,000

Method: Private Sale

Date: 10/09/2023

Property Type: Apartment



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

Agent Comments

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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