

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

96/418 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$799,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

606/480 ST KILDA ROAD MELBOURNE VIC 3004	\$790,000	29-Dec-23
27/449 ST KILDA ROAD MELBOURNE VIC 3004	\$800,000	06-Dec-23
204/15 QUEENS ROAD MELBOURNE VIC 3004	\$750,000	27-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 04 June 2024

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**606/480 ST KILDA ROAD
 MELBOURNE VIC 3004**

2 2 1

Sold Price ^{RS} **\$790,000** ^{UN} Sold Date **29-Dec-23**

Distance **0.8km**



**27/449 ST KILDA ROAD
 MELBOURNE VIC 3004**

2 1 1

Sold Price **\$800,000** Sold Date **06-Dec-23**

Distance **0.54km**



**204/15 QUEENS ROAD
 MELBOURNE VIC 3004**

2 2 1

Sold Price ^{RS} **\$750,000** Sold Date **27-Apr-24**

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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