

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

905/450 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

or range
between

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Melbourne

Period-from

27 Nov 2023

to

27 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

1011/12 QUEENS ROAD MELBOURNE VIC 3004	\$590,000	01-May-24
2501/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$585,000	29-Dec-23
2108/3 YARRA STREET SOUTH YARRA VIC 3141	\$580,000	15-Jan-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: 27 May 2024

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**1011/12 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price ^{RS} **\$590,000** Sold Date **01-May-24**

Distance **0.09km**



**2501/38 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 2  1  1

Sold Price **\$585,000** Sold Date **29-Dec-23**

Distance **0.67km**



**2108/3 YARRA STREET SOUTH
YARRA VIC 3141**

 2  1  -

Sold Price **\$580,000** Sold Date **15-Jan-24**

Distance **1.51km**

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

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