

## 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

910/470 St Kilda Road Melbourne VIC 3004

### Indicative selling price

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

Single Price

\$890,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2019

to

29 Feb 2020

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

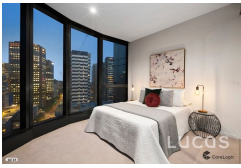
1803/70 Southbank Boulevard Southbank VIC 3006	\$874,000	11-Oct-19
1005/118 Russell Street Melbourne VIC 3000	\$870,000	19-Nov-19
518/422-428 Collins Street Melbourne VIC 3000	\$905,000	08-Feb-20

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: 26 March 2020

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**1803/70 Southbank Boulevard  
 Southbank VIC 3006**

2 2 -

Sold Price **\$874,000** Sold Date **11-Oct-19**

Distance **0.54km**



**1005/118 Russell Street Melbourne  
 VIC 3000**

2 2 1

Sold Price **\$870,000** Sold Date **19-Nov-19**

Distance **0.76km**



**518/422-428 Collins Street  
 Melbourne VIC 3000**

2 1 -

Sold Price **\$905,000** Sold Date **08-Feb-20**

Distance **0.86km**

RS = Recent sale      UN = Undisclosed Sale

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