

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 1205/470 St Kilda Road, Melbourne, VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$385,000

&

\$400,000

Median sale price

Median price

\$484,000

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

24/12/2019

to

24/12/2020

Source

www.propertydata.com.au

Comparable property sales

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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
705/470 ST KILDA ROAD, MELBOURNE VIC 3004	\$410,000	18/01/2020
1106/470 ST KILDA ROAD, MELBOURNE VIC 3004	\$420,000	19/07/2019
1108/470 ST KILDA ROAD, MELBOURNE VIC 3004	\$482,000	09/09/2018

This Statement of Information was prepared on: 24/12/2020