

# 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 712/452 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)

Price Range

\$230,000

&

\$250,000

### Median sale price

Median price

\$582,875

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

01/10/2019

to

30/09/2020

Source

Corelogic

### 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
1120/572 ST KILDA ROAD, MELBOURNE VIC 3004	\$255,000	21/07/2020
615/32 BRAY STREET, SOUTH YARRA VIC 3141	\$220,000	23/05/2020
312/283 CITY ROAD, SOUTHBANK VIC 3006	\$285,000	06/07/2020

This Statement of Information was prepared on: 31/10/2020