

# 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

Lot 709, 450 St Kilda Road, Melbourne VIC 3004
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$878,000
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### Median sale price

Median price

\$600,000
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Property type

Apartment
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Suburb

Melbourne 3004
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Period - From

1 Jul 2019
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to

30 Jun 2020
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Source

REIV
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### Comparable property sales

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
522/555 St Kilda Road, Melbourne 3004	\$690,000	17 AUG 2020
1304/582 St Kilda Road, Melbourne 3004	\$816,000	18 Mar 2020
1006/480 St Kilda Road, Melbourne 3004	\$820,000	27 Mar 2020

This Statement of Information was prepared on:

26/08/2020
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