

# 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 73/431 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)

Range between \$470,000 & \$495,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2022 to 31/03/2022 Source REIV

### 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 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 |
|---|--|-----------|--------------|
| 1 | 1603/38 Albert Rd SOUTH MELBOURNE 3205 | \$490,000 | 17/02/2022   |
| 2 | 27/51 Caroline St SOUTH YARRA 3141     | \$482,500 | 01/03/2022   |
| 3 | 3/212 Walsh St SOUTH YARRA 3141        | \$470,000 | 27/11/2021   |

**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 six months.~~

This Statement of Information was prepared on: 09/05/2022 10:27



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$470,000 - \$495,000  
**Median Unit Price**  
 March quarter 2022: \$580,000

## Comparable Properties



**1603/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)**
**Agent Comments**

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**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 17/02/2022  
**Property Type:** Apartment



**27/51 Caroline St SOUTH YARRA 3141 (REI/VG)**
**Agent Comments**

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**Price:** \$482,500  
**Method:** Private Sale  
**Date:** 01/03/2022  
**Property Type:** Apartment



**3/212 Walsh St SOUTH YARRA 3141 (REI/VG)**
**Agent Comments**

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**Price:** \$470,000  
**Method:** Auction Sale  
**Date:** 27/11/2021  
**Property Type:** Apartment

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