

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

1405/582 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

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

Single Price

or range
between

\$1,450,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 2023

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

307/8 MURPHY STREET SOUTH YARRA VIC 3141	\$1,587,500	01-Feb-23
101/30 ESPLANADE ST KILDA VIC 3182	\$1,450,000	07-Mar-23
14 MOTHERWELL STREET SOUTH YARRA VIC 3141	\$1,562,500	25-Mar-23

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: 16 May 2023

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**307/8 MURPHY STREET SOUTH
YARRA VIC 3141**

2 2 2

Sold Price **\$1,587,500** Sold Date **01-Feb-23**

Distance **1.58km**



**101/30 ESPLANADE ST KILDA VIC
3182**

2 2 2

Sold Price ^{RS} **\$1,450,000** Sold Date **07-Mar-23**

Distance **1.96km**



**14 MOTHERWELL STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price ^{RS} **\$1,562,500** Sold Date **25-Mar-23**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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