

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

40/632 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 2024

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

2210/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$693,400	16-Feb-24
101/632 ST KILDA ROAD MELBOURNE VIC 3004	\$690,000	02-Feb-24
61/151 FITZROY STREET ST KILDA VIC 3182	\$650,100	02-May-24

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: 03 June 2024



2210/3-5 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$693,400** Sold Date **16-Feb-24**

 2  1  1

Distance **0.53km**



101/632 ST KILDA ROAD MELBOURNE VIC 3004 Sold Price **\$690,000** Sold Date **02-Feb-24**

 2  1  1

Distance **0km**



61/151 FITZROY STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$650,100** ^{UN} Sold Date **02-May-24**

 2  1  1

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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