

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

705/582 St Kilda Road, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$770,000

Median sale price

Median price \$520,500

Property Type Unit

Suburb Melbourne

Period - From 01/04/2022

to 30/06/2022

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	1319/555 St Kilda Rd MELBOURNE 3004	\$750,000	27/06/2022
2	72/485 St Kilda Rd MELBOURNE 3004	\$750,000	11/04/2022
3	112/605 St Kilda Rd MELBOURNE 3004	\$745,000	02/06/2022

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:

19/08/2022 12:22



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

June quarter 2022: \$520,500

Comparable Properties



1319/555 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

2 2 1

Price: \$750,000

Method: Private Sale

Date: 27/06/2022

Property Type: Apartment



72/485 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

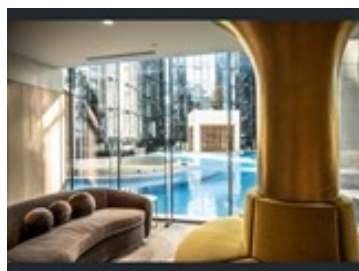
2 1 1

Price: \$750,000

Method: Sold Before Auction

Date: 11/04/2022

Property Type: Apartment



112/605 St Kilda Rd MELBOURNE 3004 (VG) **Agent Comments**

2 - -

Price: \$745,000

Method: Sale

Date: 02/06/2022

Property Type: Subdivided Flat - Single OYO Flat