

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

409/505-507 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

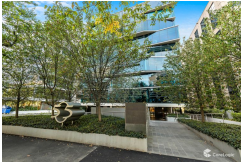
Date of sale

105/505-507 ST KILDA ROAD MELBOURNE VIC 3004	\$510,000	10-May-22
704/505-507 ST KILDA ROAD MELBOURNE VIC 3004	\$452,500	13-Jul-22
1209/499 ST KILDA ROAD MELBOURNE VIC 3004	\$749,900	08-Oct-22

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: 18 October 2023



**105/505-507 ST KILDA ROAD
 MELBOURNE VIC 3004**

1 1 1

Sold Price **\$510,000** Sold Date **10-May-22**

Distance **0km**

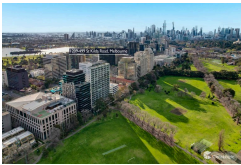


**704/505-507 ST KILDA ROAD
 MELBOURNE VIC 3004**

1 1 1

Sold Price **\$452,500** Sold Date **13-Jul-22**

Distance **0km**



**1209/499 ST KILDA ROAD
 MELBOURNE VIC 3004**

1 1 1

Sold Price **\$749,900** Sold Date **08-Oct-22**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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