

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

1208/582 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

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 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

1204/582 ST KILDA ROAD MELBOURNE VIC 3004	\$870,000	03-Mar-23
14/27 QUEENS ROAD MELBOURNE VIC 3004	\$900,000	06-Mar-23
1303/499 ST KILDA ROAD MELBOURNE VIC 3004	\$927,000	09-Feb-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: 06 April 2023

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**1204/582 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$870,000** Sold Date **03-Mar-23**

Distance **0km**



**14/27 QUEENS ROAD MELBOURNE
VIC 3004**

3 2 1

Sold Price **\$900,000** Sold Date **06-Mar-23**

Distance **0.85km**



**1303/499 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$927,000** Sold Date **09-Feb-23**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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