

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

617/555-563 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

\$700,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

609/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$725,000	19-Apr-24
1520/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$735,000	09-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.

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**609/555-563 ST KILDA ROAD
 MELBOURNE VIC 3004**

2 2 1

Sold Price **\$725,000** Sold Date **19-Apr-24**

Distance **0km**



**1520/555-563 ST KILDA ROAD
 MELBOURNE VIC 3004**

2 2 1

Sold Price **\$735,000** Sold Date **09-May-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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