

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

131/555-563 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2019

to

31 Dec 2019

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

1109/12 Queens Road Melbourne VIC 3004	\$599,000	01-Jan-20
12/66 Alma Road St Kilda VIC 3182	\$605,000	06-Jan-20
5/67 Alexandra Avenue South Yarra VIC 3141	\$612,000	11-Dec-19

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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**1109/12 Queens Road Melbourne
VIC 3004**

Sold Price

^{RS}

\$599,000

Sold Date

01-Jan-20

2

1

1

Distance

1.11km



12/66 Alma Road St Kilda VIC 3182

Sold Price

^{RS}

\$605,000

Sold Date

06-Jan-20

2

1

1

Distance

1.66km



**5/67 Alexandra Avenue South
Yarra VIC 3141**

Sold Price

^{RS}

\$612,000

^{UN}

Sold Date

11-Dec-19

2

1

1

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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