

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

304/582 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

or range
between

\$800,000

&

\$880,000

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

6/27 QUEENS ROAD MELBOURNE VIC 3004	\$835,000	21-May-24
412/576-578 ST KILDA ROAD MELBOURNE VIC 3004	\$870,888	18-Jun-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.

This Statement of Information was prepared on: 20 October 2024

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**6/27 QUEENS ROAD MELBOURNE
VIC 3004**

Sold Price

^{RS} **\$835,000** ^{UN}

Sold Date **21-May-24**

 2  2  1

Distance **0.85km**



**412/576-578 ST KILDA ROAD
MELBOURNE VIC 3004**

Sold Price

\$870,888

Sold Date **18-Jun-24**

 2  2  1

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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