

## 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

1405/576-578 St Kilda Road Melbourne VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,059,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

19/21 Park Lane South Yarra VIC 3141	\$1,120,000	15-Oct-21
223/20 Queens Road Melbourne VIC 3004	\$1,120,000	04-Aug-21

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: 30 November 2021



**19/21 Park Lane South Yarra VIC 3141**

 2  2  1

Sold Price <sup>RS</sup> **\$1,120,000** <sup>UN</sup> Sold Date **15-Oct-21**

Distance **0.59km**



**223/20 Queens Road Melbourne VIC 3004**

 2  2  1

Sold Price **\$1,120,000** Sold Date **04-Aug-21**

Distance **0.94km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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