

## 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

1403/572 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

or range  
between

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

49/174 PEEL STREET WINDSOR VIC 3181	\$835,000	05-Oct-23
401/2-6 SLATER STREET MELBOURNE VIC 3004	\$775,000	03-Oct-23
706/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$765,000	20-Sep-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: 27 November 2023



**49/174 PEEL STREET WINDSOR  
VIC 3181**

 2  2  1

Sold Price

**\$835,000**

Sold Date

**05-Oct-23**

Distance

**1.47km**



**401/2-6 SLATER STREET  
MELBOURNE VIC 3004**

 2  2  1

Sold Price

**\$775,000**

Sold Date

**03-Oct-23**

Distance

**1.03km**



**706/8 BOWEN CRESCENT  
MELBOURNE VIC 3004**

 2  2  1

Sold Price

**\$765,000**

Sold Date

**20-Sep-23**

Distance

**1.47km**

RS = Recent sale

UN = Undisclosed Sale

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