

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

1004/478A 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

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

310/505-507 ST KILDA ROAD MELBOURNE VIC 3004	\$715,000	13-Oct-23
805/19 QUEENS ROAD MELBOURNE VIC 3004	\$700,000	21-Nov-23
603/539 ST KILDA ROAD MELBOURNE VIC 3004	\$750,000	14-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: 26 February 2024

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**310/505-507 ST KILDA ROAD
 MELBOURNE VIC 3004**

2 2 1

Sold Price **\$715,000** Sold Date **13-Oct-23**

Distance **0.22km**



**805/19 QUEENS ROAD
 MELBOURNE VIC 3004**

2 2 1

Sold Price **\$700,000** Sold Date **21-Nov-23**

Distance **0.31km**



**603/539 ST KILDA ROAD
 MELBOURNE VIC 3004**

2 2 1

Sold Price **\$750,000** Sold Date **14-Sep-23**

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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