

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

517/555-563 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

\$600,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

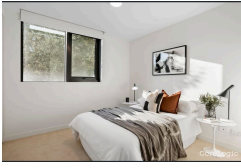
Date of sale

103/12 QUEENS ROAD MELBOURNE VIC 3004	\$610,000	30-Oct-24
40 WILSON STREET SOUTH YARRA VIC 3141	\$610,000	24-Oct-24
310/35 ALBERT ROAD MELBOURNE VIC 3004	\$620,000	15-Nov-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: 13 January 2025



**103/12 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$610,000** Sold Date **30-Oct-24**

Distance **1.11km**



**40 WILSON STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price ^{RS} **\$610,000** Sold Date **24-Oct-24**

Distance **1.43km**



**310/35 ALBERT ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price ^{RS} **\$620,000** Sold Date **15-Nov-24**

Distance **1.59km**

RS = Recent sale UN = Undisclosed Sale

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