

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

621/555-563 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

\$685,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

512/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$685,000	04-Oct-24
919/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$750,000	07-Aug-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: 11 December 2024

Corene Chan
 P 03 93293266
 M 0499988271
 E corene@corerealty.com.au



**512/555-563 ST KILDA ROAD
 MELBOURNE VIC 3004**

2 2 1

Sold Price **\$685,000** Sold Date **04-Oct-24**

Distance **0km**



**919/555-563 ST KILDA ROAD
 MELBOURNE VIC 3004**

2 2 1

Sold Price **\$750,000** Sold Date **07-Aug-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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