

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

706/582 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

1506/594 ST KILDA ROAD MELBOURNE VIC 3004	\$795,000	16-Oct-21
14/60 QUEENS ROAD MELBOURNE VIC 3004	\$750,000	17-Nov-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: 28 March 2022

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**1506/594 ST KILDA ROAD
MELBOURNE VIC 3004**
 2  2  2

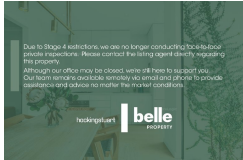
Sold Price

\$795,000

Sold Date

16-Oct-21

Distance

0.05km

**14/60 QUEENS ROAD MELBOURNE
VIC 3004**
 2  1  1

Sold Price

\$750,000

Sold Date

17-Nov-21

Distance

0.13km
RS = Recent sale

UN = Undisclosed Sale

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