

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

402/601-605 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

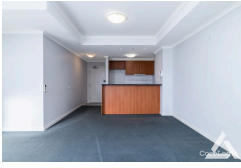
Date of sale

101/632 ST KILDA ROAD MELBOURNE VIC 3004	\$690,000	02-Feb-24
4/4 WELLINGTON STREET ST KILDA VIC 3182	\$661,000	12-Oct-24
11/16 CHARNWOOD ROAD ST KILDA VIC 3182	\$689,000	21-May-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: 21 November 2024



**101/632 ST KILDA ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$690,000** Sold Date **02-Feb-24**

Distance **0.39km**



**4/44 WELLINGTON STREET ST
KILDA VIC 3182**

2 1 -

Sold Price ^{RS} **\$661,000** Sold Date **12-Oct-24**

Distance **0.76km**



**11/16 CHARNWOOD ROAD ST
KILDA VIC 3182**

2 1 -

Sold Price **\$689,000** Sold Date **21-May-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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