

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

511/470 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

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

1215/568 ST KILDA ROAD MELBOURNE VIC 3004	\$625,000	06-Sep-24
1005/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$620,000	11-Oct-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: 01 November 2024

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**1215/568 ST KILDA ROAD
MELBOURNE VIC 3004**

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Sold Price

RS

\$625,000

Sold Date

06-Sep-24

Distance

0.67km**1005/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

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Sold Price

RS

\$620,000

Sold Date

11-Oct-24

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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