

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

420/555-563 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

1520/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$735,000	09-May-24
412/576-578 ST KILDA ROAD MELBOURNE VIC 3004	\$870,888	18-Jun-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 October 2024

Team 477

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**1520/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$735,000** Sold Date **09-May-24**

Distance **0km**

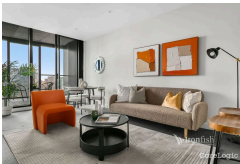


**412/576-578 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$870,888** Sold Date **18-Jun-24**

Distance **0.2km**



**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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