

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

604/576-578 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

\$1,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2020

to

31 Jan 2021

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

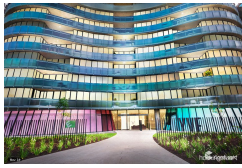
Date of sale

1303/576-578 St Kilda Road Melbourne VIC 3004	\$1,010,000	16-Nov-19
812/576-578 St Kilda Road Melbourne VIC 3004	\$930,000	22-Jan-21
105/8 Murphy Street South Yarra VIC 3141	\$1,000,000	09-Dec-19

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: 12 February 2021



**1303/576-578 St Kilda Road
Melbourne VIC 3004**

2 2 2

Sold Price **\$1,010,000** Sold Date **16-Nov-19**

Distance -

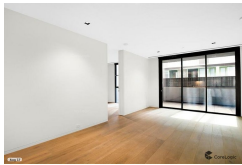


**812/576-578 St Kilda Road
Melbourne VIC 3004**

2 2 2

Sold Price ^{RS} **\$930,000** Sold Date **22-Jan-21**

Distance -



**105/8 Murphy Street South Yarra
VIC 3141**

2 2 2

Sold Price **\$1,000,000** Sold Date **09-Dec-19**

Distance **1.53km**

RS = Recent sale **UN** = Undisclosed Sale

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