

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

1711/568 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

\$975,000

&

\$1,050,000

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

210/499 ST KILDA ROAD MELBOURNE VIC 3004	\$1,200,000	04-May-23
209/576-578 ST KILDA ROAD MELBOURNE VIC 3004	\$1,055,000	30-Jan-23

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: 14 October 2024

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**210/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 3  2  1

Sold Price **\$1,200,000** Sold Date **04-May-23**

Distance **0.43km**



**209/576-578 ST KILDA ROAD
MELBOURNE VIC 3004**

 3  2  1

Sold Price **\$1,055,000** Sold Date **30-Jan-23**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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