

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

709/568 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

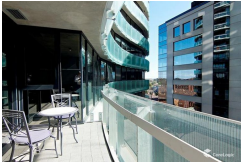
Date of sale

708/576-578 ST KILDA ROAD MELBOURNE VIC 3004	\$520,000	24-Feb-23
333/539 ST KILDA ROAD MELBOURNE VIC 3004	\$499,000	20-May-23
77/431 ST KILDA ROAD MELBOURNE VIC 3004	\$505,000	04-Mar-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: 16 June 2023



**708/576-578 ST KILDA ROAD
 MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$520,000** Sold Date **24-Feb-23**

Distance **0.16km**

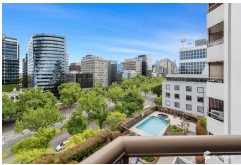


**333/539 ST KILDA ROAD
 MELBOURNE VIC 3004**

 1  1  1

Sold Price ^{RS} **\$499,000** Sold Date **20-May-23**

Distance **0.2km**



**77/431 ST KILDA ROAD
 MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$505,000** Sold Date **04-Mar-23**

Distance **0.97km**

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

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