

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

1132/572 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

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

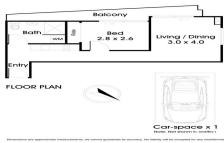
Date of sale

1232/572 ST KILDA ROAD MELBOURNE VIC 3004	\$310,000	07-Sep-23
303/594 ST KILDA ROAD MELBOURNE VIC 3004	\$313,000	11-Dec-23
309/594 ST KILDA ROAD MELBOURNE VIC 3004	\$320,000	05-Jun-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: 05 March 2024



**1232/572 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$310,000** Sold Date **07-Sep-23**

Distance **0km**



**303/594 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$313,000** Sold Date **11-Dec-23**

Distance **0.24km**



**309/594 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$320,000** Sold Date **05-Jun-23**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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