

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

509/1 ROY STREET 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,150

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

514/70 QUEENS ROAD MELBOURNE VIC 3004	\$600,000	29-May-24
205/539 ST KILDA ROAD MELBOURNE VIC 3004	\$580,000	19-May-24
810/12 QUEENS ROAD MELBOURNE VIC 3004	\$600,000	08-May-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: 16 July 2024



**514/70 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 -

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **29-May-24**

Distance **0.53km**



**205/539 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$580,000** Sold Date **19-May-24**

Distance **0.23km**



**810/12 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$600,000** Sold Date **08-May-24**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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