

## 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

1302/576-578 St Kilda Road Melbourne VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2020

to

31 Jul 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

1106/576-578 St Kilda Road Melbourne VIC 3004	\$1,350,000	10-Aug-21
706/505-507 St Kilda Road Melbourne VIC 3004	\$1,430,000	27-Apr-21

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: 19 August 2021

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**1106/576-578 St Kilda Road  
Melbourne VIC 3004**

 3  2  2

Sold Price <sup>RS</sup> **\$1,350,000** Sold Date **10-Aug-21**

Distance -



**706/505-507 St Kilda Road  
Melbourne VIC 3004**

 3  2  2

Sold Price **\$1,430,000** Sold Date **27-Apr-21**

Distance **0.53km**

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

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