

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

1201/470 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

\$735,000

&

\$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

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

604/1 ROY STREET MELBOURNE VIC 3004	\$835,000	06-May-22
501/55 QUEENS ROAD MELBOURNE VIC 3004	\$720,000	08-Apr-22
406/594 ST KILDA ROAD MELBOURNE VIC 3004	\$749,995	23-Mar-22

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: 08 July 2022



604/1 ROY STREET MELBOURNE VIC 3004

Sold Price

^{RS}

\$835,000

Sold Date **06-May-22**

2 2 2

Distance **0.59km**



501/55 QUEENS ROAD MELBOURNE VIC 3004

Sold Price

\$720,000

Sold Date **08-Apr-22**

2 1 2

Distance **0.73km**



406/594 ST KILDA ROAD MELBOURNE VIC 3004

Sold Price

\$749,995

Sold Date **23-Mar-22**

2 2 1

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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