

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

329/555-563 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

321/55 QUEENS ROAD MELBOURNE VIC 3004	\$485,000	27-May-24
1114/74 QUEENS ROAD MELBOURNE VIC 3004	\$485,000	01-Feb-24
607/470 ST KILDA ROAD MELBOURNE VIC 3004	\$490,000	05-Jan-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: 27 June 2024

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**321/55 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price ^{RS} **\$485,000** ^{UN} Sold Date **27-May-24**

Distance **0.3km**



**1114/74 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$485,000** Sold Date **01-Feb-24**

Distance **0.57km**



**607/470 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$490,000** Sold Date **05-Jan-24**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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