

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

506/539 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

1518/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$600,000	13-Apr-23
309/1 ROY STREET MELBOURNE VIC 3004	\$600,000	07-Mar-23
1101/610 ST KILDA ROAD MELBOURNE VIC 3004	\$585,000	21-Feb-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: 09 May 2024



**1518/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$600,000** Sold Date **13-Apr-23**

Distance **0.23km**

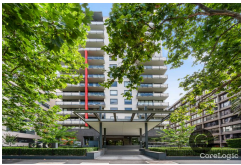


**309/1 ROY STREET MELBOURNE
VIC 3004**

2 2 1

Sold Price Sold Date **07-Mar-23**

Distance **0.23km**



**1101/610 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$585,000** Sold Date **21-Feb-23**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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