Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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205/576-578 ST KILDA ROAD MELBOURNE VIC 3004						
e see consumer.vic	gov.aı	u/underquotin	g (*E	Delete single prid	e or range	as applicable)
\$1,100,000		or range between			&	
Median sale price (*Delete house or unit as applicable)						
\$629,400	Property type		Unit	Suburb	Melbourne	
01 Jun 2023	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)	Date of sale
	205/576-578 S e see consumer.vic \$1,100,000 plicable) \$629,400 01 Jun 2023 ales (*Delete A properties sold with t's representative of	205/576-578 ST KILE e see consumer.vic.gov.al \$1,100,000 plicable) \$629,400 Prop 01 Jun 2023 to ales (*Delete A or B I properties sold within two t's representative considerations.	205/576-578 ST KILDA ROAD M e see consumer.vic.gov.au/underquotin \$1,100,000 or range betweer plicable) \$629,400 Property type 01 Jun 2023 to 31 May 20 ales (*Delete A or B below as approperties sold within two kilometres of t's representative considers to be most	205/576-578 ST KILDA ROAD MELB e see consumer.vic.gov.au/underquoting (*E \$1,100,000 or range between plicable) \$629,400 Property type 01 Jun 2023 to 31 May 2024 ales (*Delete A or B below as application properties sold within two kilometres of the properties sold within two kilometres of the properties to be most composition.	205/576-578 ST KILDA ROAD MELBOURNE VIC 3 e see consumer.vic.gov.au/underquoting (*Delete single prices sold within two kilometres of the property for sale tris representative considers to be most comparable to the prices.	205/576-578 ST KILDA ROAD MELBOURNE VIC 3004 e see consumer.vic.gov.au/underquoting (*Delete single price or range \$1,100,000 or range between \$1,100,000 to 31 May 2024 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last of the prop

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: 13 June 2024



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