

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

907/568 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2021

to

30 Sep 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

6/539 ST KILDA ROAD MELBOURNE VIC 3004	\$595,000	19-Jun-22
305/74 QUEENS ROAD MELBOURNE VIC 3004	\$600,000	13-May-22
19/32 QUEENS ROAD MELBOURNE VIC 3004	\$590,000	08-Aug-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: 19 October 2022



**6/539 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 2

Sold Price **\$595,000** Sold Date **19-Jun-22**

Distance **0.2km**



**305/74 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$600,000** Sold Date **13-May-22**

Distance **0.57km**



**19/32 QUEENS ROAD MELBOURNE
VIC 3004**

2 1 1

Sold Price **\$590,000** Sold Date **08-Aug-22**

Distance **0.47km**

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

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