

## 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

17/632 St Kilda Road Melbourne VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$583,500

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2020

to

30 Apr 2021

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 110/632 St Kilda Road Melbourne VIC 3004 | \$650,000 | 17-Apr-21 |
| 51/632 St Kilda Road Melbourne VIC 3004  | \$630,000 | 02-Mar-21 |
| 54/632 St Kilda Road Melbourne VIC 3004  | \$635,000 | 03-Dec-20 |

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: 26 May 2021

**110/632 St Kilda Road Melbourne  
VIC 3004** 2  1  1

Sold Price

**\$650,000**

Sold Date

**17-Apr-21**

Distance

-

**51/632 St Kilda Road Melbourne  
VIC 3004** 2  1  1

Sold Price

**\$630,000**

Sold Date

**02-Mar-21**

Distance

-

**54/632 St Kilda Road Melbourne  
VIC 3004** 2  1  1

Sold Price

**\$635,000**

Sold Date

**03-Dec-20**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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