

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

301/9 COMMERCIAL 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

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

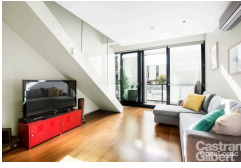
Date of sale

134/539 ST KILDA ROAD MELBOURNE VIC 3004	\$475,000	04-Aug-23
533/539 ST KILDA ROAD MELBOURNE VIC 3004	\$482,000	14-Oct-23
708/576-578 ST KILDA ROAD MELBOURNE VIC 3004	\$520,000	24-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: 03 May 2024



**134/539 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$475,000** Sold Date **04-Aug-23**

Distance **0km**



**533/539 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$482,000** Sold Date **14-Oct-23**

Distance **0.03km**



**708/576-578 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$520,000** Sold Date **24-Feb-23**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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