

## 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

1005/442 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

\$340,000

&

\$355,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Flats

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

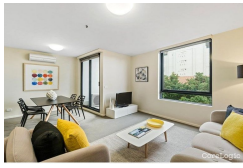
Date of sale

411/594 ST KILDA ROAD MELBOURNE VIC 3004	\$350,000	02-Feb-24
1002/594 ST KILDA ROAD MELBOURNE VIC 3004	\$345,000	29-Jan-24
1404/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$345,000	05-Dec-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: 13 March 2024



**411/594 ST KILDA ROAD  
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$350,000** Sold Date **02-Feb-24**

Distance **1.33km**



**1002/594 ST KILDA ROAD  
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$345,000** Sold Date **29-Jan-24**

Distance **1.33km**



**1404/52 PARK STREET SOUTH  
MELBOURNE VIC 3205**

 1  1  1

Sold Price Sold Date **05-Dec-23**

Distance **0.82km**

RS = Recent sale      UN = Undisclosed Sale

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