



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 51/632 St Kilda Road, Melbourne, 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$600,000.00 & \$650,000.00

Median sale price

Median price \$585,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Jan 2020 to Dec 2020 Source CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
7/15 Burnett Street St Kilda VIC 3182	\$608,000.00	7/12/2020
3/83 Barkly Street St Kilda VIC 3182	\$621,000.00	19/12/2020
5/38 Porter Street Prahran VIC 3181	\$615,000.00	31/10/2020

This Statement of Information was prepared on: Monday 25th January 2021