

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

1605/572 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

\$695,000

&

\$764,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$634,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2021

to

31 Aug 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

406/594 ST KILDA ROAD MELBOURNE VIC 3004	\$749,995	23-Mar-22
1012/605 ST KILDA ROAD MELBOURNE VIC 3004	\$738,000	16-Jun-22
24/628 ST KILDA ROAD MELBOURNE VIC 3004	\$740,000	14-May-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 September 2022



**406/594 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$749,995** Sold Date **23-Mar-22**

Distance **0.24km**



**1012/605 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$738,000** Sold Date **16-Jun-22**

Distance **0.44km**



**24/628 ST KILDA ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$740,000** Sold Date **14-May-22**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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