

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

1232/572 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Flats

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

603/55 QUEENS ROAD MELBOURNE VIC 3004	\$345,000	28-Nov-22
1114/568 ST KILDA ROAD MELBOURNE VIC 3004	\$388,950	06-Dec-22
1116/568 ST KILDA ROAD MELBOURNE VIC 3004	\$385,000	17-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: 14 June 2023



**603/55 QUEENS ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$345,000** Sold Date **28-Nov-22**

Distance **0.09km**



**1114/568 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$388,950** Sold Date **06-Dec-22**

Distance **0.06km**



**1116/568 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$385,000** Sold Date **17-Feb-23**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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