

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

329/555-563 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

518/74 QUEENS ROAD MELBOURNE VIC 3004	\$470,000	10-Jul-24
32/20 ST EDMONDS ROAD PRAHRAN VIC 3181	\$450,750	04-Jun-24
1002/15 CLIFTON STREET PRAHRAN VIC 3181	\$465,000	14-Mar-24

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: 09 August 2024



**518/74 QUEENS ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price ^{RS} **\$470,000** Sold Date **10-Jul-24**

Distance **0.56km**

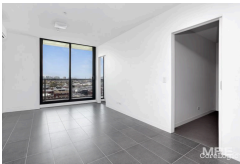


**32/20 ST EDMONDS ROAD
PRAHRAN VIC 3181**

2 1 1

Sold Price **\$450,750** Sold Date **04-Jun-24**

Distance **1.04km**



**1002/15 CLIFTON STREET
PRAHRAN VIC 3181**

2 1 1

Sold Price **\$465,000** Sold Date **14-Mar-24**

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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