

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

34/632 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

\$719,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

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

59/632 ST KILDA ROAD MELBOURNE VIC 3004	\$670,000	13-Oct-22
89/632 ST KILDA ROAD MELBOURNE VIC 3004	\$680,000	11-Apr-22
1403/82 QUEENS ROAD MELBOURNE VIC 3004	\$730,000	28-Feb-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: 05 June 2023

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**59/632 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$670,000** Sold Date **13-Oct-22**

Distance **0km**



**89/632 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$680,000** Sold Date **11-Apr-22**

Distance **0km**



**1403/82 QUEENS ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$730,000** Sold Date **28-Feb-22**

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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