

## 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](https://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

<sup>RS</sup> **\$470,000** Sold Date **10-Jul-24**

Distance **0.56km**



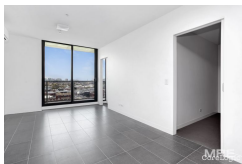
**32/20 ST EDMONDS ROAD  
PRAHRAN VIC 3181**

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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