

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

422/555-563 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

\$770,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

315/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$790,000	29-Jan-20
4/60 QUEENS ROAD MELBOURNE VIC 3004	\$775,000	12-Aug-21
1715/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$805,000	29-Jun-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 17 December 2021

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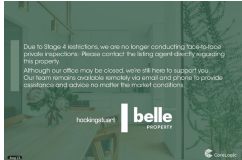


**315/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$790,000** Sold Date **29-Jan-20**

Distance -



**4/60 QUEENS ROAD MELBOURNE
VIC 3004**

 2  1  1

Sold Price **\$775,000** Sold Date **12-Aug-21**

Distance **0.28km**

**1715/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$805,000** Sold Date **29-Jun-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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