

## 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

1711/568 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,100,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

209/576-578 ST KILDA ROAD MELBOURNE VIC 3004	\$1,055,000	30-Jan-23
210/499 ST KILDA ROAD MELBOURNE VIC 3004	\$1,200,000	04-May-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: 02 April 2024

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**209/576-578 ST KILDA ROAD  
MELBOURNE VIC 3004**

 3  2  1

Sold Price **\$1,055,000** Sold Date **30-Jan-23**

Distance **0.16km**



**210/499 ST KILDA ROAD  
MELBOURNE VIC 3004**

 3  2  1

Sold Price **\$1,200,000** Sold Date **04-May-23**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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