

STATEMENT OF INFORMATION



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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

509/55 QUEENS 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

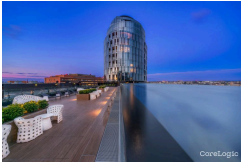
Date of sale

124/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$710,000	24-Dec-23
609/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$725,000	19-Apr-24
9/539 ST KILDA ROAD MELBOURNE VIC 3004	\$720,000	10-Nov-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: 08 May 2024



124/555-563 ST KILDA ROAD
MELBOURNE VIC 3004

2 2 1

Sold Price **\$710,000** Sold Date **24-Dec-23**

Distance **0.26km**



609/555-563 ST KILDA ROAD
MELBOURNE VIC 3004

2 2 1

Sold Price ^{RS} **\$725,000** ^{UN} Sold Date **19-Apr-24**

Distance **0.27km**



9/539 ST KILDA ROAD
MELBOURNE VIC 3004

2 2 1

Sold Price **\$720,000** Sold Date **10-Nov-23**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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