

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

609/582 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2019

to

31 Jan 2020

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

1014/610 St Kilda Road Melbourne VIC 3004	\$615,000	26-Sep-19
15/31 Upton Road Windsor VIC 3181	\$645,000	22-Feb-20
512/23 Queens Road Melbourne VIC 3004	\$660,000	16-Oct-19

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: 28 February 2020

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1014/610 St Kilda Road Melbourne VIC 3004 Sold Price **\$615,000** Sold Date **26-Sep-19**
 Distance **0.31km**

2 1 1



15/31 Upton Road Windsor VIC 3181 Sold Price **\$645,000** Sold Date **22-Feb-20**
 Distance **0.85km**

2 1 1



512/23 Queens Road Melbourne VIC 3004 Sold Price **\$660,000** Sold Date **16-Oct-19**
 Distance **0.97km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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