

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

701/598 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,150

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

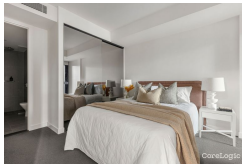
Date of sale

423/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$1,160,000	13-Mar-24
409/15 QUEENS ROAD MELBOURNE VIC 3004	\$1,025,000	10-Jan-24
1608/450 ST KILDA ROAD MELBOURNE VIC 3004	\$1,220,000	15-May-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 July 2024



**423/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 3  2  2

Sold Price **\$1,160,000** Sold Date **13-Mar-24**

Distance **0.33km**



**409/15 QUEENS ROAD
MELBOURNE VIC 3004**

 3  2  2

Sold Price **\$1,025,000** Sold Date **10-Jan-24**

Distance **1.29km**



**1608/450 ST KILDA ROAD
MELBOURNE VIC 3004**

 3  2  2

Sold Price ^{RS} **\$1,220,000** Sold Date **15-May-24**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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