

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

1505/478A 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

\$529,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

29/32 QUEENS ROAD MELBOURNE VIC 3004	\$535,000	27-Jun-24
211/55 QUEENS ROAD MELBOURNE VIC 3004	\$550,000	09-Jul-24
709/32 BRAY STREET SOUTH YARRA VIC 3141	\$553,000	17-Aug-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: 19 September 2024

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29/32 QUEENS ROAD MELBOURNE VIC 3004 Sold Price **\$535,000** Sold Date **27-Jun-24**

 2  1  1

Distance **0.11km**



211/55 QUEENS ROAD MELBOURNE VIC 3004 Sold Price **\$550,000** Sold Date **09-Jul-24**

 2  1  1

Distance **0.59km**



709/32 BRAY STREET SOUTH YARRA VIC 3141 Sold Price ^{RS} **\$553,000** Sold Date **17-Aug-24**

 2  1  1

Distance **1.64km**

RS = Recent sale UN = Undisclosed Sale

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