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	406/594 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Feb 2021	to	31 Jan 2022	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
1506/594 St Kilda Road Melbourne VIC 3004	$795,000	16-Oct-21
18/73 Queens Road Melbourne VIC 3004	$749,500	18-Jan-22
1111/77 Queens Road Melbourne VIC 3004	$720,000	06-Jan-22

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 2022

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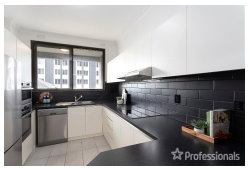


1506/594 St Kilda Road Melbourne VIC 3004

2 2 2

Sold Price **$795,000** Sold Date **16-Oct-21**

Distance **-**



18/73 Queens Road Melbourne VIC 3004

2 2 1

Sold Price RS **$749,500** UN Sold Date **18-Jan-22**

Distance **0.25km**



1111/77 Queens Road Melbourne VIC 3004

2 2 1

Sold Price **$720,000** Sold Date **06-Jan-22**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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