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	1605/478A 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	$570,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,500	Property type	Unit	Suburb	Melbourne
Period-from	01 Dec 2021	to	30 Nov 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.

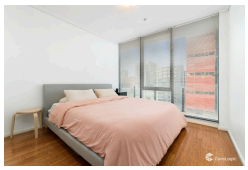
Address of comparable property	Price	Date of sale
1010/38 BANK STREET SOUTH MELBOURNE VIC 3205	$590,000	01-Sep-22
107/15 QUEENS ROAD MELBOURNE VIC 3004	$585,000	10-Nov-22
55/63 DORCAS STREET SOUTH MELBOURNE VIC 3205	$610,000	16-Nov-22

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: 14 December 2022

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1010/38 BANK STREET SOUTH MELBOURNE VIC 3205

2 1 1

Sold Price **$590,000** Sold Date **01-Sep-22**

Distance **1.44km**



107/15 QUEENS ROAD MELBOURNE VIC 3004

2 1 1

Sold Price RS **$585,000** UN Sold Date **10-Nov-22**

Distance **0.41km**



55/63 DORCAS STREET SOUTH MELBOURNE VIC 3205

2 1 1

Sold Price RS **$610,000** Sold Date **16-Nov-22**

Distance **1.46km**

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

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