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	35/632 St Kilda Road, Melbourne, VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	$650,000	& $690,000

Median sale price

Median price	$ 629,400	Property type	Unit	Suburb	MELBOURNE
Period - From	01/07/2023	to	30/06/2024	Source	core_logic

Comparable property sales

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 six months.

	Address of comparable property	Price	Date of sale
1	626/555-563 St Kilda Road Melbourne Vic 3004	$639,000	2024-03-13
2	40/632 St Kilda Rd MELBOURNE 3004 VIC	$640,000	2024-06-18
3	14/485-489 St Kilda Rd MELBOURNE 3004 VIC	$650,000	2024-05-24

This Statement of Information was prepared on: 01/07/2024

CONSUMER AFFAIRS VICTORIA