

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

505/601-605 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

\$950,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

604/3 Victoria Street Windsor VIC 3181	\$985,000	19-Feb-21
502/1 Almeida Crescent South Yarra VIC 3141	\$950,000	12-Nov-20
23 Erica Street Windsor VIC 3181	\$1,010,500	12-Dec-20

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.~~

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604/3 Victoria Street Windsor VIC 3181 Sold Price **\$985,000** Sold Date **19-Feb-21**

2 2 1

Distance **1.09km**



502/1 Almeida Crescent South Yarra VIC 3141 Sold Price **\$950,000** Sold Date **12-Nov-20**

2 2 1

Distance **1.78km**



23 Erica Street Windsor VIC 3181 Sold Price **\$1,010,500** Sold Date **12-Dec-20**

2 2 1

Distance **1.82km**

RS = Recent sale UN = Undisclosed Sale

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