

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

502/505-507 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

\$2,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2020

to

31 Jan 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

1407/2-14 Albert Road South Melbourne VIC 3205	\$2,800,000	30-Oct-19
1803/661 Chapel Street South Yarra VIC 3141	\$2,320,383	27-Feb-20
74 River Street South Yarra VIC 3141	\$2,550,000	17-Jul-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.~~

This Statement of Information was prepared on: 26 February 2021



**1407/2-14 Albert Road South
Melbourne VIC 3205**

3 3 2

Sold Price **\$2,800,000** Sold Date **30-Oct-19**

Distance **1.4km**



**1803/661 Chapel Street South Yarra
VIC 3141**

3 3 2

Sold Price **\$2,320,383** Sold Date **27-Feb-20**

Distance **1.66km**

OPEN HOUSE INSPECTION POLICY



**74 River Street South Yarra VIC
3141**

3 3 2

Sold Price **\$2,550,000** Sold Date **17-Jul-20**

Distance **1.82km**

RS = Recent sale UN = Undisclosed Sale

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