

## 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

512/582 St Kilda Road Melbourne VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2018

to

31 Oct 2019

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

507/576-578 St Kilda Road Melbourne VIC 3004	\$580,000	25-Jun-19
901/576-578 St Kilda Road Melbourne VIC 3004	\$560,000	18-Oct-19
302/6 Victoria Street St Kilda VIC 3182	\$562,200	02-Sep-19

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: 08 November 2019

Shannon Ferrif  
 M 0433896337  
 E shannonferrif@mcgrath.com.au



**507/576-578 St Kilda Road  
 Melbourne VIC 3004**

1 1 1

Sold Price **\$580,000** Sold Date **25-Jun-19**

Distance **0.09km**



**901/576-578 St Kilda Road  
 Melbourne VIC 3004**

1 1 1

Sold Price **\$560,000<sup>UN</sup>** Sold Date **18-Oct-19**

Distance **0.09km**



**302/6 Victoria Street St Kilda VIC  
 3182**

1 1 1

Sold Price **\$562,200** Sold Date **02-Sep-19**

Distance **1.74km**

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

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