

## 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

1604/594 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

\$399,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$581,500

Property type

Unit

Suburb

Melbourne

Period-from

01 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

712/594 St Kilda Road Melbourne VIC 3004	\$360,000	25-Nov-20
1102/55 Queens Road Melbourne VIC 3004	\$395,000	20-Feb-21
904/55 Queens Road Melbourne VIC 3004	\$393,000	18-Mar-21

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: 19 April 2021



**712/594 St Kilda Road Melbourne  
VIC 3004**

 1  1  1

Sold Price

**\$360,000**

Sold Date **25-Nov-20**

Distance

-



**1102/55 Queens Road Melbourne  
VIC 3004**

 1  1  1

Sold Price

**\$395,000**

Sold Date **20-Feb-21**

Distance

**0.26km**



**904/55 Queens Road Melbourne  
VIC 3004**

 1  1  1

Sold Price

<sup>RS</sup> **\$393,000**

Sold Date **18-Mar-21**

Distance

**0.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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