

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 1503/576 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 \$2,300,000 & \$2,500,000

Median sale price

Median price \$490,000 Property type Unit Suburb Melbourne

Period - From 05/09/2023 to 04/09/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1904/594 St Kilda Rd, Melbourne VIC	\$2,228,000	15/07/2024
2	1104/601 St Kilda Rd, Melbourne VIC	\$2,500,000	20/06/2024
3	1804/576 St Kilda Rd, MELBOURNE VIC	\$2,500,000	02/06/2024

This Statement of Information was prepared on: 05/09/2024

