

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

1410/ 568 St Kilda Road, Melbourne VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$720,000

&

\$760,000

Median sale price

Median price

\$515,000

Property type

Unit

Suburb

Melbourne 3004

Period - From

15/06/2021

To

15/09/2021

Source

Propertydata.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 712/ 55 Queens Road, Melbourne VIC 3004	\$760,000	31/07/2021
2 1001/ 582 St Kilda Road, Melbourne VIC 3004	\$710,000	27/05/2021
3 1403/ 572 St Kilda Road, Melbourne VIC 3004	\$730,000	07/05/2021

This Statement of Information was prepared on: 15th September 2021