

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

209/610 St Kilda Road, Melbourne, VIC 3004

### Indicative selling price

Single Price or Range between

\$410,000

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price <b>\$580,000</b>	Property Type <b>Unit</b>	Suburb <b>MELBOURNE</b>
Period From <b>15/04/2019</b>	Period To <b>15/10/2019</b>	Source <b>Core Logic</b>

### 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

	<b>219/555-563 ST KILDA ROAD MELBOURNE</b>  Price \$423,000 Date of Sale 12/08/2019 Land 0 sqm	1  1  
	<b>35/416A ST KILDA ROAD MELBOURNE</b>  Price \$431,000 Date of Sale 09/08/2019 Land 0 sqm	1  1  1 
	<b>1004/101 ST KILDA ROAD ST KILDA</b>  Price \$405,000 Date of Sale 30/07/2019 Land 0 sqm	1  1  1 