

# 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 606/594 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)

Range between \$590,000 & \$645,000

### Median sale price

Median price \$525,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2019 to 30/09/2019 Source REIV

### 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 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	902/610 St Kilda Rd MELBOURNE 3004	\$620,000	31/07/2019
2	1014/610 St Kilda Rd MELBOURNE 3004	\$615,000	30/09/2019
3	1111/610 St Kilda Rd MELBOURNE 3004	\$560,000	26/09/2019

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 six months.~~

This Statement of Information was prepared on: 19/11/2019 14:13



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$590,000 - \$645,000

**Median Unit Price**  
September quarter 2019: \$525,000

## Comparable Properties



**902/610 St Kilda Rd MELBOURNE 3004**  
(REI/VG)

Agent Comments



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 31/07/2019  
**Property Type:** Apartment



**1014/610 St Kilda Rd MELBOURNE 3004**  
(REI/VG)

Agent Comments



**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 30/09/2019  
**Property Type:** Apartment



**1111/610 St Kilda Rd MELBOURNE 3004**  
(REI/VG)

Agent Comments



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 26/09/2019  
**Property Type:** Apartment