



## 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 1403/572 St Kilda Road, Melbourne, 3004

### Indicative selling price

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

Single price  or range between \$690,000.00 & \$730,000.00

### Median sale price

Median price \$527,500.00 Property type Unit/Apartment Suburb MELBOURNE  
Period - From Apr 2020 to Mar 2021 Source REIV

### 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 |
|--|--------------|--------------|
| 515/555 St Kilda Rd MELBOURNE 3004     | \$725,000.00 | 19/03/2021   |
| 2008/38 Albert Rd SOUTH MELBOURNE 3205 | \$725,000.00 | 24/03/2021   |
| 302/71 Inkerman St ST KILDA 3182       | \$720,000.00 | 24/03/2021   |

This Statement of Information was prepared on: Wednesday 05th May 2021