

# 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

210/555 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)

Single price

\$769,000

### Median sale price

Median price

\$547,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2020

to

31/12/2020

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	510/480 St Kilda Rd MELBOURNE 3004	\$785,000	17/12/2020
2	612/605 St Kilda Rd MELBOURNE 3004	\$767,500	06/11/2020
3	706/480 St Kilda Rd MELBOURNE 3004	\$760,000	19/12/2020

**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:

05/02/2021 16:43



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$769,000

**Median Unit Price**  
Year ending December 2020: \$547,500

## Comparable Properties



**510/480 St Kilda Rd MELBOURNE 3004 (REI)** **Agent Comments**

2 2 1

**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 17/12/2020  
**Property Type:** Apartment

**612/605 St Kilda Rd MELBOURNE 3004 (VG)** **Agent Comments**

2 - -

**Price:** \$767,500  
**Method:** Sale  
**Date:** 06/11/2020  
**Property Type:** Strata Unit/Flat



**706/480 St Kilda Rd MELBOURNE 3004 (REI/VG)** **Agent Comments**

2 2 1

**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 19/12/2020  
**Property Type:** Apartment