

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

810/568 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

1302/568 ST KILDA ROAD MELBOURNE VIC 3004	\$665,000	22-Mar-23
1001/77 QUEENS ROAD MELBOURNE VIC 3004	\$630,000	09-Dec-22
512/55 QUEENS ROAD MELBOURNE VIC 3004	\$707,777	08-Mar-23

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 6 months.

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**1302/568 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price

^{RS} **\$665,000** Sold Date **22-Mar-23**

Distance **0km**



**1001/77 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price

\$630,000 Sold Date **09-Dec-22**

Distance **0.63km**



**512/55 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price

\$707,777 Sold Date **08-Mar-23**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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