

# 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

1510/35 Spring Street, Melbourne Vic 3000

### Indicative selling price

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

Single price

\$1,459,000

### Median sale price

Median price

\$515,444

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2020

to

30/09/2021

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	3G/499 St Kilda Rd, Melbourne, Vic 3000, Australia	\$1,535,000	03/12/2021
2	1302/576-578 St Kilda Rd, Melbourne, Vic 3000, Australia	\$1,320,000	12/11/2021
3	301/9 Bligh PI MELBOURNE 3000	\$1,400,000	06/12/2021

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:

10/12/2021 17:56

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**Indicative Selling Price**

\$1,459,000

**Median Unit Price**

Year ending September 2021: \$515,444



 2  2  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties

**3G/499 St Kilda Rd, Melbourne, Vic 3000, Australia (REI)**

**Agent Comments**

 2  2  2

**Price:** \$1,535,000

**Method:**

**Date:** 03/12/2021

**Property Type:** Apartment

**1302/576-578 St Kilda Rd, Melbourne, Vic 3000, Australia (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,320,000

**Method:**

**Date:** 12/11/2021

**Property Type:** Apartment



**301/9 Bligh PI MELBOURNE 3000 (REI)**

**Agent Comments**

 2  2  -

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 06/12/2021

**Property Type:** Apartment