Statement of Information

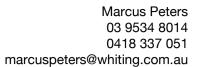
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offere	ed for s	sale									
Address Including suburb and postcode			1007/610 St Kilda Road, Melbourne Vic 3000									
ndicative selling price												
For the i	meaning	of this p	orice see	cor	nsumer.vic.gov.au/	underquot/	ting					
Range	ange between \$450,000				&	\$470,000						
Median sale price												
Media	an price	\$465,50	00	Pr	roperty Type Unit			Subu	b [Melbourne		
Period	l - From	01/10/2	022	to	30/09/2023	So	urce	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.											
Addres	ss of cor	nparab	le prope	erty					Pri	се	Date of sale	
1												
2												
3												
OR												
В*		•	_		representative rea two kilometres of t	•					•	
	This Statement of Information was prepared on:								06/12/2023 14:49			







Indicative Selling Price \$450,000 - \$470,000 Median Unit Price Year ending September 2023: \$465,500





Comparable Properties

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



