

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

1505/610 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2021

to

30 Nov 2022

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

906/610 ST KILDA ROAD MELBOURNE VIC 3004	\$410,000	28-Jul-22
1203/83 QUEENS ROAD MELBOURNE VIC 3004	\$489,000	28-May-22
415/77 QUEENS ROAD MELBOURNE VIC 3004	\$435,000	15-Sep-22

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.~~

This Statement of Information was prepared on: 21 December 2022

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**906/610 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$410,000** Sold Date **28-Jul-22**

Distance **0km**



**1203/83 QUEENS ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$489,000** Sold Date **28-May-22**

Distance **0.27km**



**415/77 QUEENS ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$435,000** Sold Date **15-Sep-22**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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