

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

1206/610 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

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

315/77 Queens Road Melbourne VIC 3004	\$458,000	21-Nov-20
1010/83 Queens Road Melbourne VIC 3004	\$450,000	27-Feb-21
802/70 Queens Road Melbourne VIC 3004	\$461,000	13-May-20

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: 27 April 2021



315/77 Queens Road Melbourne VIC 3004 Sold Price **\$458,000** Sold Date **21-Nov-20**

1 1 1

Distance **0.11km**



1010/83 Queens Road Melbourne VIC 3004 Sold Price ^{RS} **\$450,000** Sold Date **27-Feb-21**

1 1 1

Distance **0.26km**



802/70 Queens Road Melbourne VIC 3004 Sold Price **\$461,000** Sold Date **13-May-20**

1 1 1

Distance **0.15km**



1406/610 St Kilda Road Melbourne VIC 3004 Sold Price ^{RS} - Sold Date **14-Apr-21**

1 1 1

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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