

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

1410/568 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$699,000

Median sale price

Median price

\$501,900

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2021

to

31/12/2021

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	627/539 St Kilda Rd MELBOURNE 3004	\$795,000	26/10/2021
2	617/360 St Kilda Rd MELBOURNE 3004	\$750,000	12/11/2021
3	1119/555 St Kilda Rd MELBOURNE 3004	\$726,000	03/11/2021

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:

08/02/2022 15:27

1410/568 St Kilda Road, Melbourne Vic 3004

Domenic Zanellini

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Indicative Selling Price

\$699,000

Median Unit Price

December quarter 2021: \$501,900



Property Type:

Agent Comments

Comparable Properties



627/539 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$795,000

Method: Private Sale

Date: 26/10/2021

Property Type: Apartment



617/360 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$750,000

Method: Sale

Date: 12/11/2021

Property Type: Subdivided Flat - Single OYO Flat

1119/555 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$726,000

Method: Sale

Date: 03/11/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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