

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

1506/568 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2019

to

31 Mar 2020

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

1316/568 St Kilda Road Melbourne VIC 3004	\$390,000	21-Oct-19
1608/568 St Kilda Road Melbourne VIC 3004	\$418,888	22-Nov-19
803/55 Queens Road Melbourne VIC 3004	\$423,000	16-Dec-19

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: 16 April 2020



**1316/568 St Kilda Road Melbourne
VIC 3004**

Sold Price

\$390,000

Sold Date

21-Oct-19



1



1



1

Distance

-



**1608/568 St Kilda Road Melbourne
VIC 3004**

Sold Price

\$418,888

Sold Date

22-Nov-19



1



1



1

Distance

-



**803/55 Queens Road Melbourne
VIC 3004**

Sold Price

\$423,000

Sold Date

16-Dec-19



1



1



1

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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