

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

823/572 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$315,000

Median sale price

Median price

\$505,000

Property Type

Unit

Suburb

Melbourne

Period - From

16/04/2020

to

15/04/2021

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	1204/52 Park St SOUTH MELBOURNE 3205	\$345,000	04/03/2021
2	107/74 Queens Rd MELBOURNE 3004	\$336,000	22/03/2021
3	1404/594 St Kilda Rd MELBOURNE 3004	\$310,000	06/01/2021

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:

16/04/2021 12:51



1 1 1

Rooms: 3
Property Type:
Flat/Unit/Apartment (Res)
Land Size: 39 sqm approx
Agent Comments

Indicative Selling Price

\$315,000

Median Unit Price

16/04/2020 - 15/04/2021: \$505,000

Comparable Properties



1204/52 Park St SOUTH MELBOURNE 3205 (REI)

Agent Comments

1 1 1

Price: \$345,000
Method: Private Sale
Date: 04/03/2021
Property Type: Apartment



107/74 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$336,000
Method: Private Sale
Date: 22/03/2021
Rooms: 2
Property Type: Apartment



1404/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1 1 1

Price: \$310,000
Method: Private Sale
Date: 06/01/2021
Property Type: Apartment