

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1114/568 St Kilda Road Melbourne, 3004
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$390,000 & \$429,000
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### Median sale price

Median price	\$671,000	Property Type	APARTMENT/UNIT	Suburb	MELBOURNE
Period - From	01-Aug-2021	to	01-Jul-2022	Source	CoreLogic

### Comparable property sales

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	44/431 St Kilda Road, Melbourne	\$555,000	20-Jun-2022
2	73/431 St Kilda Road, Melbourne	\$510,500	29-May-2022
3	906/610 St Kilda Road, Melbourne	\$410,000	28-Jul-2022

This statement of information was prepared on 28-Nov-2022 at 2:21:17 PM EST