

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

1006/568 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

or range
between

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2020

to

28 Feb 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

1312/568 St Kilda Road Melbourne VIC 3004	\$380,000	16-Sep-20
605/555-563 St Kilda Road Melbourne VIC 3004	\$390,000	22-Dec-20
904/55 Queens Road Melbourne VIC 3004	\$393,000	18-Mar-21

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: 25 March 2021



1312/568 St Kilda Road Melbourne VIC 3004

Sold Price

\$380,000

Sold Date **16-Sep-20**

 1  1  1

Distance -

Notes from your agent

Similar apartment, higher level with views.



605/555-563 St Kilda Road Melbourne VIC 3004

Sold Price

\$390,000

Sold Date **22-Dec-20**

 1  1  1

Distance **0.18km**

Notes from your agent

Newer property, lots of natural light.



904/55 Queens Road Melbourne VIC 3004

Sold Price

^{RS} **\$393,000**

Sold Date **18-Mar-21**

 1  1  1

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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