

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

1206/568 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

\$410,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2021

to

30 Nov 2022

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

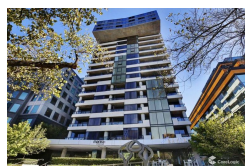
Date of sale

1303/568 ST KILDA ROAD MELBOURNE VIC 3004	\$400,000	21-Apr-22
1414/568 ST KILDA ROAD MELBOURNE VIC 3004	\$404,000	18-Jun-21
518/55 QUEENS ROAD MELBOURNE VIC 3004	\$400,000	10-Mar-22

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: 08 December 2022



**1303/568 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$400,000** Sold Date **21-Apr-22**

Distance **0km**

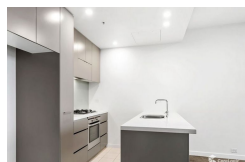


**1414/568 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$404,000** Sold Date **18-Jun-21**

Distance **0km**



**518/55 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$400,000** Sold Date **10-Mar-22**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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