

# 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

1706/568 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

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

Single price \$469,000

### Median sale price

Median price \$455,000

Property Type Unit

Suburb Melbourne

Period - From 01/04/2019

to 30/06/2019

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	309/78 Inkerman St ST KILDA 3182	\$480,000	14/06/2019
2	7/1-2 The Esplanade ST KILDA 3182	\$471,000	11/05/2019
3	712/70 Queens Rd MELBOURNE 3004	\$470,000	14/02/2019

**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:

16/09/2019 12:03



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$469,000

**Median Unit Price**  
June quarter 2019: \$455,000

## Comparable Properties



**309/78 Inkerman St ST KILDA 3182 (REI/VG)** [Agent Comments](#)

1 1 1

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 14/06/2019  
**Property Type:** Apartment



**7/1-2 The Esplanade ST KILDA 3182 (REI/VG)** [Agent Comments](#)

1 1 1

**Price:** \$471,000  
**Method:** Auction Sale  
**Date:** 11/05/2019  
**Rooms:** 2  
**Property Type:** Apartment



**712/70 Queens Rd MELBOURNE 3004 (REI/VG)** [Agent Comments](#)

1 1 1

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 14/02/2019  
**Property Type:** Apartment