

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

1128/572 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

\$215,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 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

521/572 St Kilda Road Melbourne VIC 3004	\$195,000	09-Jan-20
728/572 St Kilda Road Melbourne VIC 3004	\$190,000	16-May-20
825/572 St Kilda Road Melbourne VIC 3004	\$220,000	21-Nov-19

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: 19 April 2021



**521/572 St Kilda Road Melbourne
VIC 3004**

Sold Price

\$195,000

Sold Date **09-Jan-20**

1 1 1

Distance -



**728/572 St Kilda Road Melbourne
VIC 3004**

Sold Price

\$190,000

Sold Date **16-May-20**

1 1 1

Distance -



**825/572 St Kilda Road Melbourne
VIC 3004**

Sold Price

\$220,000

Sold Date **21-Nov-19**

1 1 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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