

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

1405/610 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000

&

\$430,000

Median sale price

Median price \$480,000

Property Type Unit

Suburb Melbourne

Period - From 01/10/2018

to 30/09/2019

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	9/1 Wrexham Rd WINDSOR 3181	\$430,000	30/09/2019
2	914/74 Queens Rd MELBOURNE 3004	\$464,500	20/09/2019
3	103/74 Queens Rd MELBOURNE 3004	\$430,000	21/08/2019

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:

20/12/2019 13:42

1405/610 St Kilda Road, Melbourne Vic 3004

Merryn Schmidt

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Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

Year ending September 2019: \$480,000



1-2 1 1

Property Type: Strata Unit/Flat

Land Size: 55.9 sqm approx

Agent Comments

Comparable Properties



9/1 Wrexham Rd WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$430,000

Method: Sold Before Auction

Date: 30/09/2019

Property Type: Apartment



914/74 Queens Rd MELBOURNE 3004 (REI/VG) **Agent Comments**

2 1 1

Price: \$464,500

Method: Private Sale

Date: 20/09/2019

Property Type: Apartment

Land Size: 2870 sqm approx



103/74 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$430,000

Method: Private Sale

Date: 21/08/2019

Rooms: 3

Property Type: Apartment

Account - Metro Property Management | P: 03 9831 3000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.