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

1205/610 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$390,000		&		\$410,000					
Median sale p	rice									
Median price	\$520,500	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1006/470 St Kilda Rd MELBOURNE 3004	\$480,000	16/04/2022
2	711/539 St Kilda Rd MELBOURNE 3004	\$435,000	14/04/2022
3	906/610 St Kilda Rd MELBOURNE 3004	\$410,000	28/07/2022

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:

29/08/2022 13:50









Property Type: Apartment Agent Comments

Indicative Selling Price \$390,000 - \$410,000 Median Unit Price June quarter 2022: \$520,500

Comparable Properties



1006/470 St Kilda Rd MELBOURNE 3004 (REI/VG)



Price: \$480,000 Method: Private Sale Date: 16/04/2022 Property Type: Unit Agent Comments

Agent Comments



711/539 St Kilda Rd MELBOURNE 3004 (REI/VG)

Price: \$435,000 Method: Private Sale Date: 14/04/2022 Property Type: Apartment



906/610 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$410,000 Method: Private Sale Date: 28/07/2022 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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