## 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

310/610 St Kilda Road, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$400,000		&		\$420,000					
Median sale pi	rice									
Median price	\$527,500	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/04/2020	to	31/03/2021		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	1414/568 St Kilda Rd MELBOURNE 3004	\$404,000	23/06/2021
2	710/610 St Kilda Rd MELBOURNE 3004	\$415,850	18/05/2021
3	213/9 Commercial Rd MELBOURNE 3004	\$390,000	11/05/2021

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:

06/07/2021 17:13









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$400,000 - \$420,000 Median Unit Price Year ending March 2021: \$527,500

# **Comparable Properties**



1414/568 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$404,000 Method: Private Sale Date: 23/06/2021 Property Type: Apartment



710/610 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$415,850 Method: Private Sale Date: 18/05/2021 Property Type: Apartment



213/9 Commercial Rd MELBOURNE 3004 (REI/VG)



Price: \$390,000 Method: Private Sale Date: 11/05/2021 Property Type: Apartment Agent Comments

Account - Biggin & Scott | P: 03 9429 9177



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.