

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$420,000

### Median sale price

Median price \$527,500 Property Type Unit Suburb Melbourne

Period - From 01/04/2020 to 31/03/2021 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

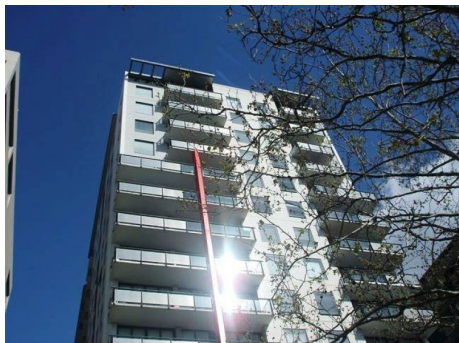
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	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)** **Agent Comments**



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