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<br>Including suburb and postcode | 1310/568 St Kilda Road, Melbourne Vic 3004 |

## Indicative selling price

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

Single price $699,000

## Median sale price

Median price $501,900 Property Type Unit Suburb Melbourne

Period - From 01/10/2021 to 31/12/2021 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 | 4/58 Queens Rd MELBOURNE 3004 | $717,500 | 01/11/2021 |
| 2 | G10/k6 High St WINDSOR 3181 | $695,000 | 03/12/2021 |
| 3 | 1402/568 St Kilda Rd MELBOURNE 3004 | $690,000 | 07/10/2021 |

**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: 21/02/2022 17:19

# 1310/568 St Kilda Road, Melbourne Vic 3004



2 2 1

**Property Type:**
Agent Comments

**Indicative Selling Price**
$699,000
**Median Unit Price**
December quarter 2021: $501,900

## Comparable Properties



**4/58 Queens Rd MELBOURNE 3004 (REI/VG)**

2 1 1

**Price:** $717,500
**Method:** Private Sale
**Date:** 01/11/2021
**Property Type:** Apartment

Agent Comments



**G10/k6 High St WINDSOR 3181 (REI)**

2 2 1

**Price:** $695,000
**Method:** Private Sale
**Date:** 03/12/2021
**Property Type:** Apartment

Agent Comments



**1402/568 St Kilda Rd MELBOURNE 3004 (REI/VG)**

2 2 1

**Price:** $690,000
**Method:** Private Sale
**Date:** 07/10/2021
**Rooms:** 4
**Property Type:** Apartment

Agent Comments

**Account** - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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