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	306/610 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$389,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jul 2021	to	30 Jun 2022	Source	Corelogic

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 6 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
1008/610 ST KILDA ROAD MELBOURNE VIC 3004	$400,000	18-Feb-22
518/55 QUEENS ROAD MELBOURNE VIC 3004	$400,000	10-Mar-22
408/74 QUEENS ROAD MELBOURNE VIC 3004	$380,000	09-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 27 July 2022

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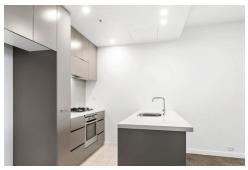


1008/610 ST KILDA ROAD MELBOURNE VIC 3004

1 1 1

Sold Price **$400,000** Sold Date **18-Feb-22**

Distance **0km**



518/55 QUEENS ROAD MELBOURNE VIC 3004

1 1 1

Sold Price Sold Date **10-Mar-22**

Distance **0.52km**



408/74 QUEENS ROAD MELBOURNE VIC 3004

1 1 1

Sold Price RS **$380,000** UN Sold Date **09-Feb-22**

Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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