

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

1208/568 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

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,150

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

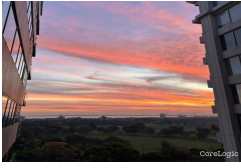
Date of sale

1010/83 QUEENS ROAD MELBOURNE VIC 3004	467000	11-Jun-24
225/416 ST KILDA ROAD MELBOURNE VIC 3004	460000	26-Mar-24
601/70 QUEENS ROAD MELBOURNE VIC 3004	451000	18-Jun-24

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: 08 July 2024



**1010/83 QUEENS ROAD
MELBOURNE VIC 3004**

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Sold Price ^{RS} **467000** Sold Date **11-Jun-24**

Distance -



**225/416 ST KILDA ROAD
MELBOURNE VIC 3004**

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Sold Price **460000** Sold Date **26-Mar-24**

Distance **1.34km**



**601/70 QUEENS ROAD
MELBOURNE VIC 3004**

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Sold Price ^{RS} **451000** Sold Date **18-Jun-24**

Distance **0.45km**

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

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