

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 1011/572 St Kilda Rd, Melbourne, VIC 3004

Indicative selling price

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

Single Price

\$0

Median sale price

Median price

\$484,000

Property Type

House

Suburb

Melbourne (3004)

Period - From

30/08/2018

to

30/08/2019

Source

www.propertydata.com.au

Comparable property sales

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 |
|-------------------------------------------|-----------|--------------|
| 432/572 ST KILDA ROAD, MELBOURNE VIC 3004 | \$186,000 | 18/06/2019 |
| 424/572 ST KILDA ROAD, MELBOURNE VIC 3004 | \$193,000 | 03/01/2019 |
| 431/572 ST KILDA ROAD, MELBOURNE VIC 3004 | \$190,000 | 17/04/2019 |

This Statement of Information was prepared on: 04/10/2019