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	815/610 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	$400,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Apr 2021	to	31 Mar 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
209/74 QUEENS ROAD MELBOURNE VIC 3004	$415,000	05-Nov-21
1206/74 QUEENS ROAD MELBOURNE VIC 3004	$425,000	02-Dec-21
518/55 QUEENS ROAD MELBOURNE VIC 3004	$400,000	10-Mar-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: 28 April 2022

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209/74 QUEENS ROAD MELBOURNE VIC 3004

1 1 1

Sold Price **$415,000** Sold Date **05-Nov-21**

Distance **0.08km**

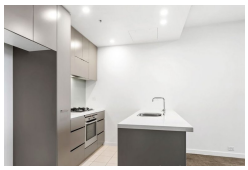


1206/74 QUEENS ROAD MELBOURNE VIC 3004

1 1 1

Sold Price **$425,000** Sold Date **02-Dec-21**

Distance **0.08km**



518/55 QUEENS ROAD MELBOURNE VIC 3004

1 1 1

Sold Price RS **$400,000** Sold Date **10-Mar-22**

Distance **0.52km**

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

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