



# STATEMENT OF INFORMATION

1220/572 ST KILDA ROAD, MELBOURNE, VIC-3004

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1220/572 ST KILDA ROAD, MELBOURNE,**



### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$300,000 to \$330,000**

Provided by: Jim Christou, Harcourts Footscray

## MEDIAN SALE PRICE



**MELBOURNE, VIC, 3004**

Suburb Median Sale Price (Unit)

**\$470,000**

01 January 2018 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**572 ST KILDA RD, MELBOURNE, VIC 3004**



Sale Price

**\*\$308,000**

Sale Date: 22/12/2017

Distance from Property: 0m



**823/572 ST KILDA RD, MELBOURNE, VIC**



Sale Price

**\$308,000**

Sale Date: 22/12/2017

Distance from Property: 0m



**633/572 ST KILDA RD, MELBOURNE, VIC**



Sale Price

**\*\$317,500**

Sale Date: 18/11/2017

Distance from Property: 0m



This report has been compiled on 06/04/2018 by Harcourts Footscray. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1220/572 ST KILDA ROAD, MELBOURNE, VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$300,000 to \$330,000

### Median sale price

Median price \$470,000

House

Unit

X

Suburb

MELBOURNE

Period 01 January 2018 to 31 March 2018

Source

pricfinder

### 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
572 ST KILDA RD, MELBOURNE, VIC 3004	*\$308,000	22/12/2017
823/572 ST KILDA RD, MELBOURNE, VIC 3004	\$308,000	22/12/2017
633/572 ST KILDA RD, MELBOURNE, VIC 3004	*\$317,500	18/11/2017