



Harcourts

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1220/572 ST KILDA ROAD, MELBOURNE, 🕮 1 🕒 1







Indicative Selling Price

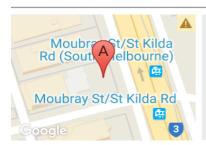
For the meaning of this price see consumer.vic.au/underquoting

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



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

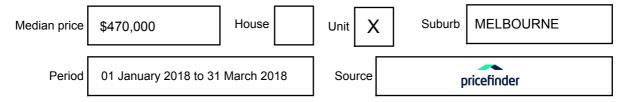
Address Including suburb and postcode	1220/572 ST KILDA ROAD, MELBOURNE, VIC 3004
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Indicative selling price

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

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

Median sale price



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		Date of sale
572 ST KILDA RD, MELBOURNE, VIC 3004	*\$308,00	22/12/2017
823/572 ST KILDA RD, MELBOURNE, VIC 3	\$308,000	22/12/2017
633/572 ST KILDA RD, MELBOURNE, VIC 3	*\$317,50	18/11/2017