

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 605/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$511,000

Property Type Unit

Suburb Melbourne

Period - From 01/01/2020

to 31/03/2020

Source REIV

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 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
1	801/470 St Kilda Rd MELBOURNE 3004	\$615,000	30/11/2019
2	62/416 St Kilda Rd MELBOURNE 3004	\$610,000	14/03/2020
3	72/604 St Kilda Rd MELBOURNE 3004	\$610,000	24/02/2020

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 six months.~~

This Statement of Information was prepared on:

05/05/2020 11:05



Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties

801/470 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$615,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Apartment



62/416 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$610,000

Method: Auction Sale

Date: 14/03/2020

Property Type: Apartment



72/604 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 24/02/2020

Property Type: Apartment