

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

328/539 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2019

to

30 Sep 2020

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

102/55 Wellington Street St Kilda VIC 3182	\$780,000	25-May-20
2/44 Mills Street Albert Park VIC 3206	\$830,000	25-Jun-20
715/38 Bank Street South Melbourne VIC 3205	\$790,000	05-May-20

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: 01 October 2020



**102/55 Wellington Street St Kilda
VIC 3182**

Sold Price

^{RS} **\$780,000**

Sold Date **25-May-20**

2 2 1

Distance **1.35km**



**2/44 Mills Street Albert Park VIC
3206**

Sold Price

^{RS} **\$830,000** ^{UN}

Sold Date **25-Jun-20**

2 2 1

Distance **1.84km**



**715/38 Bank Street South
Melbourne VIC 3205**

Sold Price

\$790,000

Sold Date **05-May-20**

2 2 1

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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