

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 314/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$700,000

Median sale price

Median price \$450,000

Property Type Unit

Suburb Melbourne

Period - From 30/01/2019

to 29/01/2020

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	55/604 St Kilda Rd MELBOURNE 3004	\$752,250	24/08/2019
2	720/555 St Kilda Rd MELBOURNE 3004	\$735,000	02/01/2020
3	33/416 St Kilda Rd MELBOURNE 3004	\$708,000	28/10/2019

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:

30/01/2020 17:00



Rooms: 5

Property Type: Apartment

Agent Comments

Comparable Properties



55/604 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$752,250

Method: Sale by Tender

Date: 24/08/2019

Property Type: Apartment



720/555 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 02/01/2020

Property Type: Apartment



33/416 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$708,000

Method: Private Sale

Date: 28/10/2019

Property Type: Apartment