

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 410/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$530,000 House Unit X Suburb Melbourne

Period - From 01/10/2017 to 30/09/2018 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	210/505 St Kilda Rd MELBOURNE 3004	\$715,000	18/11/2018
2	60/431 St Kilda Rd MELBOURNE 3004	\$675,000	08/11/2018
3	116/416a St Kilda Rd MELBOURNE 3004	\$660,000	15/12/2018

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.



Rooms: 4

Property Type: Apartment

Land Size: 92m2 sqm approx

Agent Comments

Includes an extra large storage cage on title

Comparable Properties



210/505 St Kilda Rd MELBOURNE 3004 (REI)

[Agent Comments](#)



Price: \$715,000

Method: Private Sale

Date: 18/11/2018

Rooms: -

Property Type: Apartment



60/431 St Kilda Rd MELBOURNE 3004 (REI)

[Agent Comments](#)



Price: \$675,000

Method: Sold Before Auction

Date: 08/11/2018

Rooms: -

Property Type: Apartment



116/416a St Kilda Rd MELBOURNE 3004 (REI)

[Agent Comments](#)



Price: \$660,000

Method: Private Sale

Date: 15/12/2018

Rooms: 3

Property Type: Apartment