## 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

431/539 St Kilda Road, Melbourne Vic 3004

#### Indicative selling price

Single price \$425,000

#### Median sale price

Median price	\$450,000	Pro	perty Type Uni	t		Suburb	Melbourne
Period - From	27/12/2018	to	26/12/2019	] So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	1706/568 St Kilda Rd MELBOURNE 3004	\$448,000	03/10/2019
2	105/416a St Kilda Rd MELBOURNE 3004	\$445,000	09/12/2019
3	236/416 St Kilda Rd MELBOURNE 3004	\$440,000	03/12/2019

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:

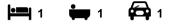
27/12/2019 14:57



### 431/539 St Kilda Road, Melbourne Vic 3004

# holly+williams





Rooms: 3 Property Type: Apartment Agent Comments Susan Holly 9670 7270 0402 208 798 susan@hollyandwilliams.com.au

Indicative Selling Price \$425,000 Median Unit Price 27/12/2018 - 26/12/2019: \$450,000

## **Comparable Properties**



1706/568 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$448,000 Method: Private Sale Date: 03/10/2019 Rooms: 2 Property Type: Apartment



105/416a St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$445,000 Method: Private Sale Date: 09/12/2019 Property Type: Apartment



236/416 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

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Price: \$440,000 Method: Private Sale Date: 03/12/2019 Property Type: Apartment

Account - Holly & Williams Property | P: 9670 7270 | F: 9600 1531

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.