

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

131/539 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Single price

\$360,000

Median sale price

Median price

\$481,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2021

to

31/03/2021

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	1511/568 St Kilda Rd MELBOURNE 3004	\$365,000	02/03/2021
2	402/594 St Kilda Rd MELBOURNE 3004	\$333,000	01/02/2021
3	102/348 St Kilda Rd MELBOURNE 3004	\$365,000	11/01/2021

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:

26/06/2021 12:15



Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1511/568 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 02/03/2021

Property Type: Apartment



402/594 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$333,000

Method: Sale

Date: 01/02/2021

Property Type: Subdivided Flat - Single OYO Flat



102/348 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$365,000

Method: Sold Before Auction

Date: 11/01/2021

Property Type: Apartment