

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

1607/594 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$530,000

House

Unit

X

Suburb

Melbourne

Period - From

01/01/2018

to

31/03/2018

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	604/582 St Kilda Rd MELBOURNE 3004	\$810,000	12/05/2018
2	528/539 St Kilda Rd MELBOURNE 3004	\$775,000	12/06/2018
3	714/539 St Kilda Rd MELBOURNE 3004	\$730,000	31/05/2018

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.



2
 2
 2

Rooms: 4

Property Type:

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

March quarter 2018: \$530,000

Comparable Properties



604/582 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2
 2
 2

Price: \$810,000

Method: Auction Sale

Date: 12/05/2018

Rooms: -

Property Type: Apartment



528/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2
 2
 2

Price: \$775,000

Method: Private Sale

Date: 12/06/2018

Rooms: 4

Property Type: Apartment



714/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2
 2
 2

Price: \$730,000

Method: Private Sale

Date: 31/05/2018

Rooms: 4

Property Type: Apartment