

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

531/539 St Kilda Road Melbourne VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

316/9 Commercial Road Melbourne VIC 3004	\$410,000	12-Feb-21
317/9 Commercial Road Melbourne VIC 3004	\$410,000	10-Oct-20
419/539 St Kilda Road Melbourne VIC 3004	\$420,000	18-Dec-19

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 6 months.~~

This Statement of Information was prepared on: 23 April 2021



316/9 Commercial Road Melbourne VIC 3004

1 1 1

Sold Price

\$410,000

Sold Date

12-Feb-21

Distance

-



317/9 Commercial Road Melbourne VIC 3004

1 1 1

Sold Price

Sold Date

10-Oct-20

Distance

-



419/539 St Kilda Road Melbourne VIC 3004

1 1 1

Sold Price

\$420,000

Sold Date

18-Dec-19

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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