

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 712/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$725,000

Median sale price

Median price \$480,000 House Unit X Suburb Melbourne

Period - From 01/10/2018 to 31/12/2018 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	46/453 St Kilda Rd MELBOURNE 3004	\$735,000	09/09/2018
2	191/416 St Kilda Rd MELBOURNE 3004	\$730,000	13/11/2018
3	201/582 St Kilda Rd MELBOURNE 3004	\$720,000	29/10/2018

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.



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Rooms:
Property Type:
 Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
 \$725,000

Median Unit Price
 December quarter 2018: \$480,000

Comparable Properties

46/453 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

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Price: \$735,000
Method: Sale
Date: 09/09/2018
Rooms: -
Property Type: Strata Unit/Flat

191/416 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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  1
  2

Price: \$730,000
Method: Private Sale
Date: 13/11/2018
Rooms: -
Property Type: Apartment
Land Size: 2012 sqm approx



201/582 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$720,000
Method: Private Sale
Date: 29/10/2018
Rooms: -
Property Type: Apartment