

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

328/539 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

or range
between

\$745,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,875

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

103/19 Queens Road Melbourne VIC 3004	\$817,000	12-Oct-20
1602/7 Yarra Street South Yarra VIC 3141	\$756,000	09-Oct-20
1502/681 Chapel Street South Yarra VIC 3141	\$749,990	25-May-20

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: 09 November 2020



103/19 Queens Road Melbourne VIC 3004

Sold Price ^{RS} **\$817,000** Sold Date **12-Oct-20**

2 2 1

Distance **0.72km**



1602/7 Yarra Street South Yarra VIC 3141

Sold Price ^{RS} **\$756,000** Sold Date **09-Oct-20**

2 2 1

Distance **1.45km**



1502/681 Chapel Street South Yarra VIC 3141

Sold Price **\$749,990** Sold Date **25-May-20**

2 2 1

Distance **1.86km**

RS = Recent sale **UN** = Undisclosed Sale

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