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

501/594 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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-or the meaning	n of this	nrica saa	consumer.vic.gov.	au/underguoting
	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$369,000

Median sale price

Median price	\$510,000	Pro	perty Type Uni	t		Suburb	Melbourne
Period - From	01/04/2019	to	31/03/2020	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	312/594 St Kilda Rd MELBOURNE 3004	\$380,000	21/01/2020
2	503/499 St Kilda Rd MELBOURNE 3004	\$378,000	13/01/2020
3	401/450 St Kilda Rd MELBOURNE 3004	\$363,000	10/12/2019

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:

06/05/2020 09:15



WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$369,000 **Median Unit Price** Year ending March 2020: \$510,000

Comparable Properties



312/594 St Kilda Rd MELBOURNE 3004 (VG)



Price: \$380,000 Method: Sale Date: 21/01/2020 Property Type: Strata Unit/Flat

503/499 St Kilda Rd MELBOURNE 3004 (VG) Agent Comments

Agent Comments



Price: \$378,000 Method: Sale Date: 13/01/2020 Property Type: Strata Unit/Flat

401/450 St Kilda Rd MELBOURNE 3004 (VG)

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Agent Comments



Price: \$363,000 Method: Sale Date: 10/12/2019 Property Type: Strata Unit/Flat

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.