

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

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

Single price

\$369,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2019

to

31/03/2020

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	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



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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)

Agent Comments

1 - -

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

503/499 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

1 - -

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

401/450 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

1 - -

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