

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 613/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$775,000

Median sale price

Median price \$486,000 House Unit X Suburb Melbourne

Period - From 01/07/2017 to 30/09/2017 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 | 21/449 St Kilda Rd MELBOURNE 3004 | \$865,000 | 28/10/2017 |
| 2 | 1603/572 St Kilda Rd MELBOURNE 3004 | \$775,000 | 28/10/2017 |
| 3 | 17/458 St Kilda Rd MELBOURNE 3004 | \$740,000 | 23/09/2017 |

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.



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$775,000

Median Unit Price

September quarter 2017: \$486,000

Comparable Properties



21/449 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$865,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Apartment



1603/572 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 28/10/2017

Rooms: -

Property Type: Apartment



17/458 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$740,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: Apartment