

# 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

416/539 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$495,000

### Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2019

to

31/12/2019

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	215/416a St Kilda Rd MELBOURNE 3004	\$481,800	13/02/2020
2	1706/568 St Kilda Rd MELBOURNE 3004	\$448,000	03/10/2019
3	105/416a St Kilda Rd MELBOURNE 3004	\$445,000	09/12/2019

**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:

27/03/2020 20:30



**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 67 sqm approx

**Agent Comments**

Largest one bedroom floor plan in the complex. Separate study 9m2 north facing balcony Significant improvements - floorboard, lighting, sound system

## Comparable Properties



**215/416a St Kilda Rd MELBOURNE 3004 (REI)** Agent Comments



**Price:** \$481,800

**Method:** Private Sale

**Date:** 13/02/2020

**Property Type:** Apartment



**1706/568 St Kilda Rd MELBOURNE 3004 (REI)** Agent Comments



**Price:** \$448,000

**Method:** Private Sale

**Date:** 03/10/2019

**Rooms:** 2

**Property Type:** Apartment



**105/416a St Kilda Rd MELBOURNE 3004 (REI)** Agent Comments



**Price:** \$445,000

**Method:** Private Sale

**Date:** 09/12/2019

**Property Type:** Apartment