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

709/539 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	\$1,495,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$627,500	Prop	erty type		Unit	Suburb	Melbourne
Period-from	01 Oct 2023	to	30 Sep 2	2024	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
6/47-49 CAROLINE STREET SOUTH YARRA VIC 3141	\$1,500,000	16-Aug-24
95/1-29 ALBERT ROAD MELBOURNE VIC 3004	\$1,450,000	26-Jul-24
303/88 BEACONSFIELD PARADE ALBERT PARK VIC 3206	\$1,500,000	05-Jun-24

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: 31 October 2024



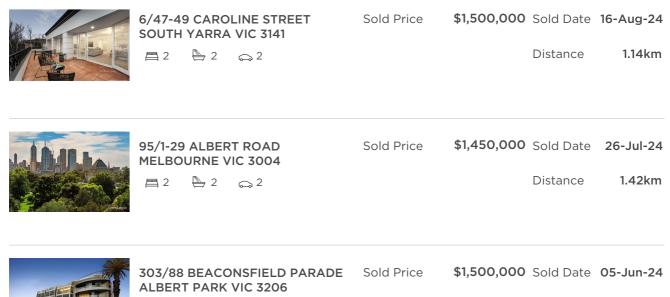
consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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