

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 509/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$635,000

Median sale price

Median price \$567,500 House Unit X Suburb Melbourne

Period - From 01/10/2017 to 31/12/2017 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	12.04/55 Queens Rd MELBOURNE 3004	\$700,000	02/01/2018
2	602/519 St Kilda Rd MELBOURNE 3004	\$650,000	09/03/2018
3	613/35 Albert Rd MELBOURNE 3004	\$650,000	12/01/2018

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: 4

Property Type: Apartment

Agent Comments

Comparable Properties



12.04/55 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 02/01/2018

Rooms: 5

Property Type: Apartment



602/519 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 09/03/2018

Rooms: 4

Property Type: Apartment



613/35 Albert Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 12/01/2018

Rooms: 4

Property Type: Apartment