

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

31/539 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2020

to

31 Dec 2020

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

314/539 St Kilda Road Melbourne VIC 3004	\$695,000	11-Feb-20
402/539 St Kilda Road Melbourne VIC 3004	\$655,000	23-Jul-19
514/539 St Kilda Road Melbourne VIC 3004	\$645,000	27-Oct-20

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: 20 January 2021



**314/539 St Kilda Road Melbourne
VIC 3004**

Sold Price **\$695,000** Sold Date **11-Feb-20**

2 2 1

Distance -



**402/539 St Kilda Road Melbourne
VIC 3004**

Sold Price **\$655,000** Sold Date **23-Jul-19**

2 2 1

Distance -



**514/539 St Kilda Road Melbourne
VIC 3004**

Sold Price **\$645,000** Sold Date **27-Oct-20**

2 2 1

Distance -

RS = Recent sale UN = Undisclosed Sale

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