

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

527/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$759,000

Median sale price

Median price

\$499,000

House

Unit

X

Suburb

Melbourne

Period - From

01/04/2017

to

30/06/2017

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	56/449 St Kilda Rd MELBOURNE 3004	\$804,000	24/07/2017
2	6/458 St Kilda Rd MELBOURNE 3004	\$755,000	26/04/2017
3	506/400 St Kilda Rd MELBOURNE 3004	\$750,000	17/04/2017

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

Comparable Properties



56/449 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$804,000

Method: Private Sale

Date: 24/07/2017

Rooms: -

Property Type: Apartment

6/458 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$755,000

Method: Sold Before Auction

Date: 26/04/2017

Rooms: -

Property Type: Apartment

506/400 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 17/04/2017

Rooms: -

Property Type: Apartment