



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 609/539 St Kilda Road, Melbourne, 3004

Indicative selling price

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

Single price or range between \$580,000.00 & \$630,000.00

Median sale price

Median price \$515,444.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Oct 2020 to Sep 2021 Source REIV

Comparable property sales

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
1008/442 St Kilda Rd MELBOURNE 3004	\$630,000.00	11/11/2021
403/12 Yarra St SOUTH YARRA 3141	\$630,000.00	7/10/2021
1707/22 Dorcas St SOUTHBANK 3006	\$626,000.00	23/10/2021

This Statement of Information was prepared on: Friday 17th December 2021