

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

412/539 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

or range
between

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2020

to

28 Feb 2021

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

31/539 St Kilda Road Melbourne VIC 3004	\$680,000	01-Feb-21
314/539 St Kilda Road Melbourne VIC 3004	\$695,000	11-Feb-20
312/555-563 St Kilda Road Melbourne VIC 3004	\$770,000	21-Jan-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: 24 March 2021



**31/539 St Kilda Road Melbourne
VIC 3004**

2 2 1

Sold Price **\$680,000** Sold Date **01-Feb-21**

Distance -

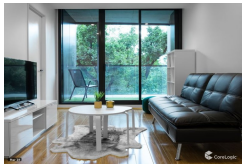


**314/539 St Kilda Road Melbourne
VIC 3004**

2 2 1

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

Distance -



**312/555-563 St Kilda Road
Melbourne VIC 3004**

2 2 1

Sold Price **\$770,000** Sold Date **21-Jan-20**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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