

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

6G/499 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

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2018

to

31 Oct 2019

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

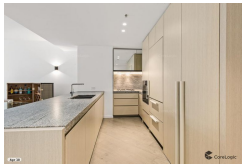
Date of sale

312/499 St Kilda Road Melbourne VIC 3004	\$840,000	11-Jun-19
1101/480 St Kilda Road Melbourne VIC 3004	\$900,000	11-Jul-19
803/1 Roy Street Melbourne VIC 3004	\$826,000	23-Apr-19

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: 11 November 2019



312/499 St Kilda Road Melbourne VIC 3004

 2  2  1

Sold Price

\$840,000

Sold Date

11-Jun-19

Distance

-



1101/480 St Kilda Road Melbourne VIC 3004

 2  2  1

Sold Price

\$900,000

Sold Date

11-Jul-19

Distance

0.18km



803/1 Roy Street Melbourne VIC 3004

 2  2  2

Sold Price

\$826,000

Sold Date

23-Apr-19

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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