

# 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

222/539 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$490,000

### Median sale price

Median price \$490,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2022 to 30/09/2022 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	116/539 St Kilda Rd MELBOURNE 3004	\$470,000	19/10/2022
2	711/539 St Kilda Rd MELBOURNE 3004	\$435,000	14/04/2022
3			

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.~~

This Statement of Information was prepared on:

25/10/2022 15:23



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

September quarter 2022: \$490,000

## Comparable Properties



116/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$470,000

Method: Private Sale

Date: 19/10/2022

Property Type: Apartment



711/539 St Kilda Rd MELBOURNE 3004  
(REI/VG)

Agent Comments

1 1 1

Price: \$435,000

Method: Private Sale

Date: 14/04/2022

Property Type: Apartment

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.

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700