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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

March quarter 2017: \$532,500

Comparable Properties



614/610 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$495,000

Method: Private Sale

Date: 27/03/2017

Rooms: -

Property Type: Apartment



44/431 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$480,000

Method: Private Sale

Date: 14/06/2017

Rooms: 2

Property Type: Apartment



57/604 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$475,500

Method: Private Sale

Date: 20/02/2017

Rooms: -

Property Type: Apartment

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	58/604 St Kilda Road, Melbourne Vic 3004
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Indicative selling price

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

Range between	\$450,000	&	\$495,000
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Median sale price

Median price	\$532,500	Unit	X	Suburb	Melbourne
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

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
614/610 St Kilda Rd MELBOURNE 3004	\$495,000	27/03/2017
44/431 St Kilda Rd MELBOURNE 3004	\$480,000	14/06/2017
57/604 St Kilda Rd MELBOURNE 3004	\$475,500	20/02/2017