

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

720/555 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$700,000

&

\$745,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2019

to

30/09/2019

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	615/450 St Kilda Rd MELBOURNE 3004	\$730,000	14/06/2019
2	30/431 St Kilda Rd MELBOURNE 3004	\$710,000	07/09/2019
3	33/416 St Kilda Rd MELBOURNE 3004	\$708,000	28/10/2019

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:

07/12/2019 08:08



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$700,000 - \$745,000
Median Unit Price
September quarter 2019: \$525,000

Comparable Properties

615/450 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$730,000
Method: Sale
Date: 14/06/2019
Property Type: Strata Unit/Flat



30/431 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$710,000
Method: Auction Sale
Date: 07/09/2019
Rooms: 4
Property Type: Apartment



33/416 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$708,000
Method: Private Sale
Date: 28/10/2019
Property Type: Apartment