

## 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

627/539 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2020

to

31 Aug 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

406/120 High Street Windsor VIC 3181	\$950,000	15-May-21
412/6 Murphy Street South Yarra VIC 3141	\$820,000	11-Feb-21
1807/3 Yarra Street South Yarra VIC 3141	\$860,000	09-Jun-21

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 September 2021



**406/120 High Street Windsor VIC 3181**

2 2 2

Sold Price **\$950,000** Sold Date **15-May-21**

Distance **1.17km**



**412/6 Murphy Street South Yarra VIC 3141**

2 2 2

Sold Price **\$820,000** Sold Date **11-Feb-21**

Distance **1.24km**



**1807/3 Yarra Street South Yarra VIC 3141**

2 2 2

Sold Price **\$860,000** Sold Date **09-Jun-21**

Distance **1.41km**

RS = Recent sale UN = Undisclosed Sale

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