Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$620,000 & \$650,000	Range between	\$620,000	&	\$650,000
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Median sale price

Median price	\$555,000	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	01/10/2020	to	31/12/2020	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	606/582 St Kilda Rd MELBOURNE 3004	\$655,000	25/11/2020
2	514/539 St Kilda Rd MELBOURNE 3004	\$645,000	27/10/2020
3	54/632 St Kilda Rd MELBOURNE 3004	\$635,000	03/12/2020

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:	01/03/2021 12:08



Date of sale









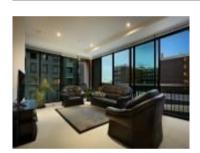
Property Type: Apartment **Agent Comments**

Chisholm&Gamon

Andrew Vandermeer 03 9531 1245 0403 193 007 andrew@chisholmgamon.com.au

Indicative Selling Price \$620,000 - \$650,000 **Median Unit Price** December quarter 2020: \$555,000

Comparable Properties



606/582 St Kilda Rd MELBOURNE 3004 (VG)



Price: \$655,000 Method: Sale Date: 25/11/2020

Property Type: Subdivided Flat - Single OYO



514/539 St Kilda Rd MELBOURNE 3004

(REI/VG)



Price: \$645,000 Method: Private Sale Date: 27/10/2020

Property Type: Apartment

Agent Comments

Agent Comments



54/632 St Kilda Rd MELBOURNE 3004

(REI/VG)

-



Price: \$635,000

Method: Sold Before Auction

Date: 03/12/2020

Property Type: Apartment

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



