

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

129/539 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$659,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

229/539 ST KILDA ROAD MELBOURNE VIC 3004	\$675,000	03-Sep-23
429/539 ST KILDA ROAD MELBOURNE VIC 3004	\$675,000	03-Oct-23
212/539 ST KILDA ROAD MELBOURNE VIC 3004	\$678,500	21-May-23

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: 17 April 2024



**229/539 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$675,000** Sold Date **03-Sep-23**

Distance **0km**

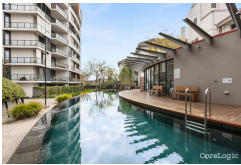


**429/539 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price Sold Date **03-Oct-23**

Distance **0.03km**



**212/539 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$678,500** Sold Date **21-May-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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