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	208/539 St Kilda Road, Melbourne Vic 3004
Including suburb and	
postcode	

Indicative selling price

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

Range between \$500,000	&	\$550,000
-------------------------	---	-----------

Median sale price

Median price	\$540,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	07/12/2021	to	06/12/2022		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

Add	dress of comparable property	Price	Date of sale
1	1202/610 St Kilda Rd MELBOURNE 3004	\$560,000	26/10/2022
2	32/416 St Kilda Rd MELBOURNE 3004	\$540,300	13/07/2022
3	17/416a St Kilda Rd MELBOURNE 3004	\$525,000	11/09/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/12/2022 10:19







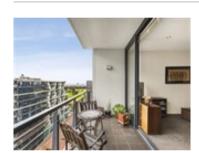


Rooms: 4

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** 07/12/2021 - 06/12/2022: \$540,000

Comparable Properties



1202/610 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

Price: \$560.000 Method: Private Sale Date: 26/10/2022

Property Type: Apartment



32/416 St Kilda Rd MELBOURNE 3004

(REI/VG)

-2

-



Price: \$540,300 Method: Private Sale Date: 13/07/2022

Property Type: Apartment

Agent Comments



17/416a St Kilda Rd MELBOURNE 3004

(REI/VG)



Method: Private Sale Date: 11/09/2022

Price: \$525,000

Property Type: Apartment

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693



