

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

208/539 St Kilda Road, Melbourne Vic 3004

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 Property Type Unit 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/12/2022 10:19



2
 2
 1

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

2
 1
 1

Price: \$560,000
Method: Private Sale
Date: 26/10/2022
Property Type: Apartment



32/416 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 1
 1

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



17/416a St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 1
 1

Price: \$525,000
Method: Private Sale
Date: 11/09/2022
Property Type: Apartment

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