

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

209/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$659,000

Median sale price

Median price \$486,000

House

Unit

X

Suburb

Melbourne

Period - From 01/04/2018

to

31/03/2019

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	103/539 St Kilda Rd MELBOURNE 3004	\$690,000	29/04/2019
2	512/55 Queens Rd MELBOURNE 3004	\$686,888	16/05/2019
3	712/539 St Kilda Rd MELBOURNE 3004	\$645,000	24/04/2019

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.



Rooms: 4

Property Type: Apartment

Land Size: 85m2 sqm approx

Agent Comments

Corner apartment with natural light to both bedrooms and from two directions in the living room. Recent renovations include: all new kitchen cabinetry, new dishwasher, new floating timber floorboards, freshly painted throughout. Includes very large storage cage.

Comparable Properties



103/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 29/04/2019

Rooms: 4

Property Type: Unit



512/55 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$686,888

Method: Private Sale

Date: 16/05/2019

Rooms: 5

Property Type: Apartment



712/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 24/04/2019

Rooms: -

Property Type: Apartment