

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

622/539 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$470,000 & \$517,000

Median sale price

Median price \$525,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2020 to 30/06/2021 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	29/64 Fitzroy St ST KILDA 3182	\$520,000	11/08/2021
2	1229/572 St Kilda Rd MELBOURNE 3004	\$494,999	23/06/2021
3	816/31 Grattan St PRAHRAN 3181	\$465,000	22/07/2021

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:

13/09/2021 11:17

Phoebe Hnarakis

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Indicative Selling Price

\$470,000 - \$517,000

Median Unit Price

Year ending June 2021: \$525,000



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



29/64 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$520,000

Method: Private Sale

Date: 11/08/2021

Property Type: Apartment

1229/572 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

1 - -

Price: \$494,999

Method: Sale

Date: 23/06/2021

Property Type: Subdivided Flat - Single OYO Flat



816/31 Grattan St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$465,000

Method: Private Sale

Date: 22/07/2021

Property Type: Apartment

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