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	622/539 St Kilda Road, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between \$470,000	&	\$517,000
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Median sale price

Median price	\$525,000	Pro	perty Type	Jnit]	Suburb	Melbourne
Period - From	01/07/2020	to	30/06/2021	So	ource	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

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
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Date of sale



Phoebe Hnarakis 9520 9020 0433 222 453 phnarakis@bigginscott.com.au

> **Indicative Selling Price** \$470,000 - \$517,000 **Median Unit Price**

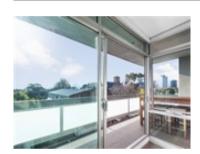
Year ending June 2021: \$525,000



Rooms: 2

Property Type: Apartment **Agent Comments**

Comparable Properties



29/64 Fitzroy St ST KILDA 3182 (REI)

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Price: \$520,000 Method: Private Sale Date: 11/08/2021

Property Type: Apartment

Agent Comments

1229/572 St Kilda Rd MELBOURNE 3004 (VG)







Price: \$494.999 Method: Sale Date: 23/06/2021

Property Type: Subdivided Flat - Single OYO









Price: \$465,000 Method: Private Sale Date: 22/07/2021

Property Type: Apartment

Agent Comments

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



