

susan@hollyandwilliams.com.au

Susan Holly 9670 7270 0402 208 798

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

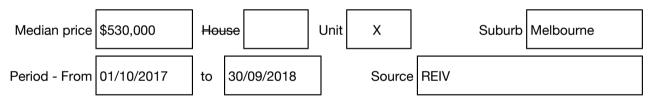
103/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$725,000

Median sale price



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	528/539 St Kilda Rd MELBOURNE 3004	\$775,000	12/06/2018
2	714/539 St Kilda Rd MELBOURNE 3004	\$730,000	31/05/2018
3	1607/594 St Kilda Rd MELBOURNE 3004	\$725,000	30/07/2018

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.

Account - Holly & Williams Property | P: 9670 7270 | F: 9600 1531

propertydata

Generated: 29/11/2018 16:24

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



103/539 St Kilda Road, Melbourne Vic 3004

holly+williams





Rooms: 4 Property Type: Apartment Agent Comments Plus storage cage Susan Holly 9670 7270 0402 208 798 susan@hollyandwilliams.com.au

Indicative Selling Price \$725,000 Median Unit Price Year ending September 2018: \$530,000

Comparable Properties



Price: \$775,000 Method: Private Sale Date: 12/06/2018 Rooms: 4

Property Type: Apartment

2

2

714/539 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

528/539 St Kilda Rd MELBOURNE 3004 (REI)

6 2



Price: \$730,000 Method: Private Sale Date: 31/05/2018 Rooms: 4 Property Type: Apartment

1607/594 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$725,000 Method: Private Sale Date: 30/07/2018 Rooms: -Property Type: Apartment

Account - Holly & Williams Property | P: 9670 7270 | F: 9600 1531

Generated: 29/11/2018 16:24

/ 🗧 propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments