

## 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](http://consumer.vic.gov.au/underquoting)

Single price \$725,000

#### Median sale price

Median price \$530,000

House

Unit

X

Suburb

Melbourne

Period - From 01/10/2017

to

30/09/2018

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	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.



**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**

Plus storage cage

## Comparable Properties



**528/539 St Kilda Rd MELBOURNE 3004 (REI)**

**Agent Comments**



**Price:** \$775,000

**Method:** Private Sale

**Date:** 12/06/2018

**Rooms:** 4

**Property Type:** Apartment



**714/539 St Kilda Rd MELBOURNE 3004 (REI)**

**Agent Comments**



**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