

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

312/594 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2019

to

30/09/2019

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	1316/568 St Kilda Rd MELBOURNE 3004	\$390,000	21/10/2019
2	136/416 St Kilda Rd MELBOURNE 3004	\$386,500	31/07/2019
3	127/555 St Kilda Rd MELBOURNE 3004	\$380,000	17/07/2019

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.~~

This Statement of Information was prepared on:

16/12/2019 14:30



Rooms: 2
Property Type: Apartment
Land Size: 53 sqm approx
Agent Comments

Claudio Perruzza
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Indicative Selling Price
\$385,000
Median Unit Price
September quarter 2019: \$525,000

Comparable Properties

1316/568 St Kilda Rd MELBOURNE 3004 (VG) **Agent Comments**



Price: \$390,000
Method: Sale
Date: 21/10/2019
Property Type: Strata Unit/Flat



136/416 St Kilda Rd MELBOURNE 3004 (REI/VG) **Agent Comments**



Price: \$386,500
Method: Private Sale
Date: 31/07/2019
Rooms: 3
Property Type: Apartment

127/555 St Kilda Rd MELBOURNE 3004 (VG) **Agent Comments**



Price: \$380,000
Method: Sale
Date: 17/07/2019
Property Type: Strata Unit/Flat