



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 305/539 St Kilda Road, Melbourne, 3004

Indicative selling price

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

Single price or range between \$550,000.00 & \$590,000.00

Median sale price

Median price \$585,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Jan 2020 to Dec 2020 Source CoreLogic

Comparable property sales

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
306/539 St Kilda Road Melbourne VIC 3004	\$569,000.00	12/10/2020
602/3 Yarra Street South Yarra VIC 3141	\$580,000.00	14/01/2021
112/2 Hobson Street South Yarra VIC 3141	\$555,000.00	11/12/2020

This Statement of Information was prepared on: Friday 29th January 2021