

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

711/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$410,000

&

\$449,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Melbourne

Period - From

22/02/2021

to

21/02/2022

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	211/77 Queens Rd MELBOURNE 3004	\$460,000	06/12/2021
2	805/229 Toorak Rd SOUTH YARRA 3141	\$430,000	24/11/2021
3	1602/50 Albert Rd SOUTH MELBOURNE 3205	\$422,500	27/10/2021

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:

22/02/2022 11:13

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Indicative Selling Price

\$410,000 - \$449,000

Median Unit Price

22/02/2021 - 21/02/2022: \$510,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

211/77 Queens Rd MELBOURNE 3004 (VG)

Agent Comments

1 - -

Price: \$460,000

Method: Sale

Date: 06/12/2021

Property Type: Subdivided Flat - Single OYO Flat



805/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$430,000

Method: Private Sale

Date: 24/11/2021

Property Type: Apartment



1602/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

1 1 1

Price: \$422,500

Method: Private Sale

Date: 27/10/2021

Property Type: Apartment

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