

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
303/539 St Kilda Road, Melbourne Vic 3004**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$648,000

Median sale price

Median price \$520,000 House Unit X Suburb Melbourne

Period - From 01/04/2017 to 31/03/2018 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		
2		
3		

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:

Property Type: Strata Unit/Flat

Agent Comments

72 sqm internal 8 sqm balcony

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

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.