## 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

637/539 St Kilda Road, Melbourne Vic 3004

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$675,000		&		\$735,000					
Median sale pi	rice									
Median price	\$560,000	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	17/08/2023	to	16/08/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	27/485-489 St Kilda Rd MELBOURNE 3004	\$735,000	11/07/2024
2	823/555 St Kilda Rd MELBOURNE 3004	\$700,000	31/05/2024
3	609/555 St Kilda Rd MELBOURNE 3004	\$725,000	19/04/2024

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:

17/08/2024 15:00









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$675,000 - \$735,000 **Median Unit Price** 17/08/2023 - 16/08/2024: \$560,000

# **Comparable Properties**



27/485-489 St Kilda Rd MELBOURNE 3004 (REI)



Price: \$735,000 Method: Private Sale Date: 11/07/2024 Property Type: Apartment

Agent Comments

Agent Comments



823/555 St Kilda Rd MELBOURNE 3004 (REI/VG) 2

Price: \$700,000 Method: Private Sale Date: 31/05/2024 Property Type: Apartment

609/555 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$725.000 Method: Private Sale Date: 19/04/2024 Property Type: Unit

#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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