# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

Property	offered	for sale
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Address	219/539 St Kilda Road, Melbourne Vic 3004
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$495,000

#### Median sale price

Median price	\$526,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/10/2023	to	31/12/2023		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

1	73/431 St Kilda Rd MELBOURNE 3004	\$520,000	19/10/2023
2	533/539 St Kilda Rd MELBOURNE 3004	\$482,000	14/10/2023
3	235/416a St Kilda Rd MELBOURNE 3004	\$480,000	01/11/2023

#### 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:	05/03/2024 17:59



Date of sale







Property Type: Apartment/Unit **Agent Comments** 

**Indicative Selling Price** \$495,000 **Median Unit Price** December quarter 2023: \$526,000

# Comparable Properties



73/431 St Kilda Rd MELBOURNE 3004 (VG)



Price: \$520,000 Method: Sale Date: 19/10/2023

Property Type: Strata Unit/Flat

**Agent Comments** 



533/539 St Kilda Rd MELBOURNE 3004 (REI)





Price: \$482,000

Method: Expression of Interest

Date: 14/10/2023

Property Type: Apartment

Agent Comments



235/416a St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

Price: \$480.000 Method: Private Sale Date: 01/11/2023

Property Type: Apartment





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

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