

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 529/539 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$685,000

Median sale price

Median price \$465,500

Property Type Unit

Suburb Melbourne

Period - From 01/10/2022

to 30/09/2023

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 | Price | Date of sale |
|---|------------------------------------|-----------|--------------|
| 1 | 34/632 St Kilda Rd MELBOURNE 3004 | \$690,000 | 22/06/2023 |
| 2 | 107/1 Roy St MELBOURNE 3004 | \$680,000 | 24/08/2023 |
| 3 | 515/450 St Kilda Rd MELBOURNE 3004 | \$680,000 | 11/10/2023 |

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:

28/11/2023 16:52



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$685,000

Median Unit Price

Year ending September 2023: \$465,500

Comparable Properties



34/632 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$690,000

Method: Private Sale

Date: 22/06/2023

Property Type: Unit



107/1 Roy St MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$680,000

Method: Private Sale

Date: 24/08/2023

Property Type: Apartment



515/450 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$680,000

Method: Private Sale

Date: 11/10/2023

Property Type: Apartment

Account - Ray White Moorabbin | P: 03 9555 1911