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

709/539 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	51490000	&	\$1,510,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$623,750	Property type	Unit	Suburb	Melbourne			

30 Apr 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2023

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property		Price	Date of sale	
	836/539 ST KILDA ROAD MELBOURNE VIC 3004	\$1,450,000	25-May-23	
	1405/582 ST KILDA ROAD MELBOURNE VIC 3004	\$1,500,000	06-Jun-23	
	10A/29 QUEENS ROAD MELBOURNE VIC 3004	\$1,600,000	20-Oct-23	

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 6 months.

This Statement of Information was prepared on: 24 May 2024



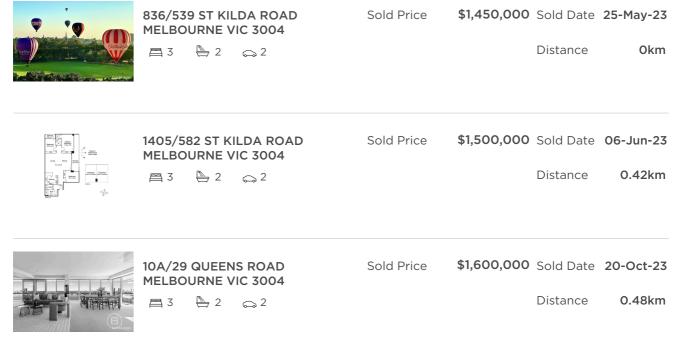
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consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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