

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 66/604 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$515,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2021 to 30/06/2021 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	412/539 St Kilda Rd MELBOURNE 3004	\$640,000	03/06/2021
2	814/31 Grattan St PRAHRAN 3181	\$672,500	11/05/2021
3	65/632 St Kilda Rd MELBOURNE 3004	\$659,000	22/04/2021

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: 04/08/2021 13:15



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$630,000 - \$670,000
Median Unit Price
June quarter 2021: \$515,000

Comparable Properties



412/539 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

2 2 1

Price: \$640,000
Method: Private Sale
Date: 03/06/2021
Property Type: Apartment



814/31 Grattan St PRAHRAN 3181 (REI/VG) **Agent Comments**

2 2 1

Price: \$672,500
Method: Private Sale
Date: 11/05/2021
Property Type: Apartment



65/632 St Kilda Rd MELBOURNE 3004 (REI/VG) **Agent Comments**

2 1 1

Price: \$659,000
Method: Private Sale
Date: 22/04/2021
Property Type: Apartment