

## 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

611/594 St Kilda Road, Melbourne Vic 3004

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$430,000

#### Median sale price

Median price \$499,000 House Unit X Suburb Melbourne

Period - From 01/04/2017 to 30/06/2017 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	121/416a St Kilda Rd MELBOURNE 3004	\$525,000	29/04/2017
2	904/470 St Kilda Rd MELBOURNE 3004	\$440,000	17/07/2017
3	142/416a St Kilda Rd MELBOURNE 3004	\$396,000	31/08/2017

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.~~

611/594 St Kilda Road, Melbourne Vic 3004

F.R. Chee  
03-9918 8595  
0425 182 023  
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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$430,000  
**Median Unit Price**  
June quarter 2017: \$499,000

## Comparable Properties



**121/416a St Kilda Rd MELBOURNE 3004 (REI/VG)**

[Agent Comments](#)

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**Price:** \$525,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** 3  
**Property Type:** Apartment



**904/470 St Kilda Rd MELBOURNE 3004 (REI)**

[Agent Comments](#)

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**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 17/07/2017  
**Rooms:** 3  
**Property Type:** Apartment



**142/416a St Kilda Rd MELBOURNE 3004 (REI)**

[Agent Comments](#)

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**Price:** \$396,000  
**Method:** Private Sale  
**Date:** 31/08/2017  
**Rooms:** -  
**Property Type:** Apartment