

2   -  

**Rooms:**  
**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$600 - \$660  
**Median Unit Price**  
June quarter 2017: \$499,000

## Comparable Properties

**6/458 St Kilda Rd MELBOURNE 3004 (REI)**   Agent Comments

2   1   1

**Price:** \$755,000  
**Method:** Sold Before Auction  
**Date:** 26/04/2017  
**Rooms:** -  
**Property Type:** Apartment



**624/555 St Kilda Rd MELBOURNE 3004 (REI)**   Agent Comments

2   2   1

**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 26/05/2017  
**Rooms:** 4  
**Property Type:** Unit



**78/485-489 St Kilda Rd MELBOURNE 3004 (REI)**   Agent Comments

2   2   1

**Price:** \$630,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** 4  
**Property Type:** Apartment

## 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 72/604 St Kilda Road, Melbourne Vic 3000

#### Indicative selling price

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

Range between \$600

&

\$660

#### Median sale price

Median price \$499,000

Unit X

Suburb Melbourne

Period - From 01/04/2017 to 30/06/2017

Source REIV

#### Comparable property sales

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.

Address of comparable property	Price	Date of sale
6/458 St Kilda Rd MELBOURNE 3004	\$755,000	26/04/2017
624/555 St Kilda Rd MELBOURNE 3004	\$695,000	26/05/2017
78/485-489 St Kilda Rd MELBOURNE 3004	\$630,000	29/04/2017