

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

3/1 Duke Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$630,000

&

\$680,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb St Kilda

Period - From 10/11/2020

to

09/11/2021

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	2/5 Alfriston St ELWOOD 3184	\$678,000	16/08/2021
2	4/305 Barkly St ELWOOD 3184	\$660,000	30/07/2021
3	5/139 Glen Huntly Rd ELWOOD 3184	\$652,000	21/05/2021

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:

10/11/2021 16:36



2
 1
 2

Rooms: 3
Property Type: Apartment
Agent Comments

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Indicative Selling Price
 \$630,000 - \$680,000
Median Unit Price
 10/11/2020 - 09/11/2021: \$570,000

Comparable Properties



2/5 Alfriston St ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
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Price: \$678,000
Method: Private Sale
Date: 16/08/2021
Property Type: Apartment



4/305 Barkly St ELWOOD 3184 (VG)

Agent Comments

2
 -
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Price: \$660,000
Method: Sale
Date: 30/07/2021
Property Type: Subdivided Flat - Single OYO Flat



5/139 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 1

Price: \$652,000
Method: Sold Before Auction
Date: 21/05/2021
Property Type: Apartment