# 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

4/28 Dalgety Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$480,000		&		\$520,000			
Median sale pr	rice							
Median price	\$487,500	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	6/25 Herbert St ST KILDA 3182	\$520,000	23/11/2019
2	4/3 Woonsocket Ct ST KILDA 3182	\$499,950	09/08/2019
3	19/25 Robe St ST KILDA 3182	\$480,500	20/07/2019

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:

26/11/2019 08:54







Rooms: 3 Property Type: Unit Land Size: 93 sqm approx Agent Comments

Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

**Indicative Selling Price** \$480,000 - \$520,000 **Median Unit Price** September quarter 2019: \$487,500

# **Comparable Properties**



6/25 Herbert St ST KILDA 3182 (REI)



Price: \$520,000 Method: Auction Sale Date: 23/11/2019 Property Type: Apartment Agent Comments



Price: \$499,950 Method: Private Sale Date: 09/08/2019

Property Type: Apartment

1

19/25 Robe St ST KILDA 3182 (REI/VG)

4/3 Woonsocket Ct ST KILDA 3182 (REI)

**6** -



Agent Comments

Agent Comments

Price: \$480.500 Method: Auction Sale Date: 20/07/2019 Rooms: 3 Property Type: Apartment

## Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.