

Claudio Perruzza
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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 9/101 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Single price \$599,999

Median sale price*

Median price \$575,000 House Unit X Suburb St Kilda East

Period - From 11/10/2018 to 11/02/2019 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 6/5a The Avenue BALACLAVA 3183	\$609,000	13/10/2018
2 2/18-20 Charnwood Rd ST KILDA 3182	\$590,000	05/12/2018
3 25/20 Shirley Gr ST KILDA EAST 3183	\$590,000	01/12/2018

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.



2
 1
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Rooms:
Property Type: Apartment
Agent Comments

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Indicative Selling Price
 \$599,999

Median Unit Price *
 11/10/2018 - 11/02/2019: \$575,000
 * Agent calculated median

Comparable Properties



6/5a The Avenue BALACLAVA 3183 (REI)

Agent Comments

2
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Price: \$609,000
Method: Sold Before Auction
Date: 13/10/2018
Rooms: 3
Property Type: Apartment



2/18-20 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments

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Price: \$590,000
Method: Sold Before Auction
Date: 05/12/2018
Rooms: -
Property Type: Apartment



25/20 Shirley Gr ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$590,000
Method: Auction Sale
Date: 01/12/2018
Rooms: 4
Property Type: Apartment