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

210/555 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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Single price \$769,000

Median sale price

Median price	\$547,500	Pro	perty Type Unit	t	Suburb	Melbourne
Period - From	01/01/2020	to	31/12/2020	Sou	rceREIV	

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	510/480 St Kilda Rd MELBOURNE 3004	\$785,000	17/12/2020
2	612/605 St Kilda Rd MELBOURNE 3004	\$767,500	06/11/2020
3	706/480 St Kilda Rd MELBOURNE 3004	\$760,000	19/12/2020

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:

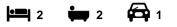
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WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





Property Type: Apartment Agent Comments Indicative Selling Price \$769,000 Median Unit Price Year ending December 2020: \$547,500

Comparable Properties



510/480 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$785,000 Method: Private Sale Date: 17/12/2020 Property Type: Apartment

612/605 St Kilda Rd MELBOURNE 3004 (VG)

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Price: \$767,500 Method: Sale Date: 06/11/2020 Property Type: Strata Unit/Flat



706/480 St Kilda Rd MELBOURNE 3004 (REI/VG) Agent Comments

Agent Comments

Price: \$760,000 Method: Auction Sale Date: 19/12/2020 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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.