Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$575,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/01/2021	to	31/03/2021		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

Add	dress of comparable property	Price	Date of sale
1	5/108 Park St ST KILDA WEST 3182	\$506,000	24/03/2021
2	3/31 York St ST KILDA WEST 3182	\$503,000	06/03/2021
3	5/236 Canterbury Rd ST KILDA WEST 3182	\$470,000	17/04/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

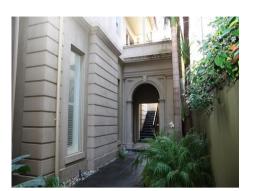
This Statement of Information was prepared on:	21/04/2021 09:03







Indicative Selling Price \$470,000 - \$510,000 **Median Unit Price** March quarter 2021: \$575,000



Rooms: 2

Property Type: Apartment Land Size: 48 sqm approx Agent Comments

Comparable Properties



5/108 Park St ST KILDA WEST 3182 (REI)





Price: \$506,000 Method: Private Sale Date: 24/03/2021

Property Type: Apartment

Agent Comments



3/31 York St ST KILDA WEST 3182 (REI)





Price: \$503,000

Method: Sold Before Auction

Date: 06/03/2021

Property Type: Apartment

Agent Comments



5/236 Canterbury Rd ST KILDA WEST 3182

(REI)

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Price: \$470.000 Method: Auction Sale Date: 17/04/2021

Property Type: Apartment

Agent Comments

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



