

# 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

1/29 Marine Parade, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$850,000

### Median sale price

Median price \$620,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2020

to 31/03/2020

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	2/91 Alma Rd ST KILDA EAST 3183	\$850,000	01/04/2020
2	4/106 Addison St ELWOOD 3184	\$845,000	06/05/2020
3	2/41-43 Mitford St ELWOOD 3184	\$845,000	12/06/2020

**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:

02/07/2020 11:26



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**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 115 sqm approx  
**Agent Comments**

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

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median Unit Price**  
March quarter 2020: \$620,000

## Comparable Properties



2/91 Alma Rd ST KILDA EAST 3183 (VG)

**Agent Comments**

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**Price:** \$850,000  
**Method:** Sale  
**Date:** 01/04/2020  
**Property Type:** Strata Unit/Flat



4/106 Addison St ELWOOD 3184 (REI/VG)

**Agent Comments**

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**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 06/05/2020  
**Property Type:** Apartment



2/41-43 Mitford St ELWOOD 3184 (REI)

**Agent Comments**

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**Price:** \$845,000  
**Method:** Sold Before Auction  
**Date:** 12/06/2020  
**Rooms:** 5  
**Property Type:** Apartment