

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

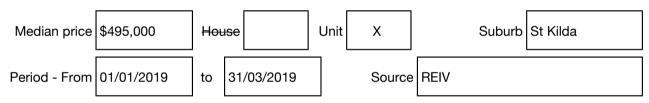
ess 4/12 Fitzroy Street, St Kilda Vic 3182 and ode

Indicative selling price

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

Range between	\$450,000	&	\$490,000	

Median sale price



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	6/25 Vale St ST KILDA 3182	\$484,000	01/05/2019
2	311F/7 Greeves St ST KILDA 3182	\$480,000	06/03/2019
3	2/176 Inkerman St ST KILDA EAST 3183	\$468,000	10/04/2019

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.

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

propertydata

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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.







Rooms: 3 Property Type: Apartment Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

> Indicative Selling Price \$450,000 - \$490,000 Median Unit Price March quarter 2019: \$495,000

Comparable Properties







Price: \$484,000 Method: Sale Date: 01/05/2019 Rooms: -Property Type: Strata Unit/Flat

2

Price: \$480,000 Method: Private Sale Date: 06/03/2019 Rooms: -

Agent Comments

311F/7 Greeves St ST KILDA 3182 (REI/VG)

6 1

Agent Comments



Land Size: 12317 sqm approx 2/176 Inkerman St ST KILDA EAST 3183



Property Type: Apartment

Price: \$468,000 Method: Sold Before Auction Date: 10/04/2019 Rooms: -Property Type: Apartment Agent Comments

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