

Michael Tynan 0430163902 mtynan@bigginscott.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Period - From 01/10/2018

Including subu		otham Str	reet, St Kil	da Eas	t Vic 3183				
ndicative sell	ing price								
or the meaning	of this price see	consume	er.vic.gov.	au/unc	lerquoting				
Range betwee	n \$410,000		&	\$4	151,000				
Median sale price									
Median price	\$539,500	House		Unit	Х		Suburb	St Kilda East	

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

31/12/2018

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.

Add	dress of comparable property	Price	Date of sale
1	1803/3-5 St Kilda Rd ST KILDA 3182	\$450,000	07/12/2018
2	509/13 Wellington St ST KILDA 3182	\$435,000	22/12/2018
3	5/120 Hotham St ST KILDA EAST 3183	\$415,000	14/11/2018

#### 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.

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





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**Indicative Selling Price** \$410,000 - \$451,000 **Median Unit Price** December quarter 2018: \$539,500



## Rooms: **Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments** 

## Comparable Properties



1803/3-5 St Kilda Rd ST KILDA 3182 (REI/VG)

**—** 1

Price: \$450,000 Method: Private Sale Date: 07/12/2018 Rooms: -

Property Type: Apartment



509/13 Wellington St ST KILDA 3182 (REI)

Price: \$435,000 Method: Private Sale Date: 22/12/2018

Rooms: -

Property Type: Apartment



5/120 Hotham St ST KILDA EAST 3183 (REI/VG)

Price: \$415,000 Method: Private Sale Date: 14/11/2018

Rooms: -

Property Type: Apartment

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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.

Agent Comments

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