

### 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

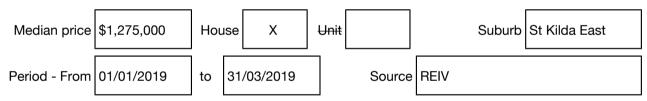
s |71a Alma Road, St Kilda East Vic 3183 d e |

#### Indicative selling price

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

 Range between
 \$1,100,000
 &
 \$1,200,000

#### 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                              | 71 Carlisle St ST KILDA 3182     | \$1,150,000 | 08/12/2018   |
| 2                              | 2/2 Talbot Av ST KILDA EAST 3183 | \$1,070,000 | 04/04/2019   |
| 3                              | 1 Crews St ST KILDA EAST 3183    | \$1,060,000 | 06/04/2019   |

#### 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.

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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.

## WE DELIVER ... Biggin Scott

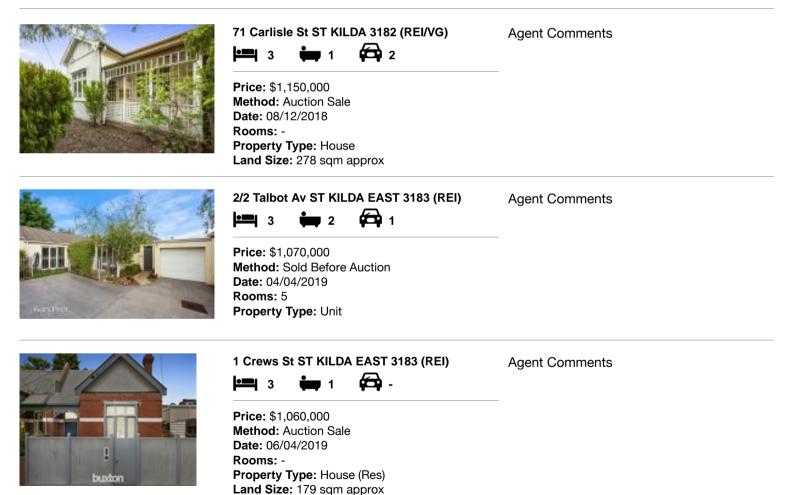
Michael Tynan 0430163902 mtynan@bigginscott.com.au





Rooms: Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2019: \$1,275,000

## **Comparable Properties**



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