#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for sale
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Address	507/5 Alma Road, St Kilda Vic 3182
Including suburb and	
postcode	
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#### Indicative selling price

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

	Range between	\$800,000	&	\$880,000
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#### Median sale price

Median price	\$632,500	Pro	perty Type	Jnit		Suburb	St Kilda
Period - From	01/04/2021	to	30/06/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	11/8 The Avenue WINDSOR 3181	\$810,000	15/07/2021
2	39/167 Fitzroy St ST KILDA 3182	\$880,000	11/06/2021
3	404/12 Anchor PI PRAHRAN 3181	\$806,000	31/05/2021

#### 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:	03/08/2021 09:01





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> **Indicative Selling Price** \$800,000 - \$880,000 **Median Unit Price** June quarter 2021: \$632,500



Rooms: 4

Property Type: Apartment Land Size: 102 sqm approx

**Agent Comments** 

## Comparable Properties



11/8 The Avenue WINDSOR 3181 (REI)



Price: \$810,000 Method: Private Sale Date: 15/07/2021

Property Type: Apartment

**Agent Comments** 



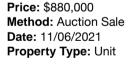
39/167 Fitzroy St ST KILDA 3182 (REI)







Agent Comments





404/12 Anchor PI PRAHRAN 3181 (REI)







Price: \$806.000 Method: Private Sale Date: 31/05/2021

Property Type: Apartment

Agent Comments

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



