

Claudio Perruzza 9536 9230



Agent Comments

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Property Type: Apartment **Agent Comments** 

# Comparable Properties

12/329 Orrong Rd ST KILDA EAST 3183 (REI)

Price: \$325,000 Method: Private Sale Date: 08/05/2017

Rooms: -

Property Type: Apartment

7/5 Westbury Gr ST KILDA EAST 3183 (REI)

Price: \$325,000

Method: Sold Before Auction

Date: 18/03/2017 Rooms: 2

Property Type: Apartment

2/3 Balston St BALACLAVA 3183 (REI)

Price: \$300.000 Method: Private Sale Date: 17/01/2017 Rooms: 2

Property Type: Apartment

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





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

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

| Property offered for sal | <b>Property</b> | offered | for | sale |
|--------------------------|-----------------|---------|-----|------|
|--------------------------|-----------------|---------|-----|------|

| Address<br>Including suburb and<br>postcode |  |
|---|--|
|   |  |

#### Indicative selling price

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

| Range between | \$300,000 | & | \$330,000 |
|---------------|-----------|---|-----------|
| 3             | , ,       |   | , ,       |

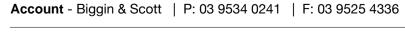
# Median sale price

| Median price  | \$530,000  |    | Unit X     | Su     | ıburb | St Kilda East |  |
|---------------|------------|----|------------|--------|-------|---------------|--|
| Period - From | 01/01/2017 | to | 31/03/2017 | Source | REIV  | ,             |  |

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|-------------------------------------|-----------|--------------|
| 12/329 Orrong Rd ST KILDA EAST 3183 | \$325,000 | 08/05/2017   |
| 7/5 Westbury Gr ST KILDA EAST 3183  | \$325,000 | 18/03/2017   |
| 2/3 Balston St BALACLAVA 3183       | \$300,000 | 17/01/2017   |







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