

Claudio Perruzza
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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

4/1 Fulton Street, St Kilda East Vic 3183

Indicative selling price

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

Single price \$715,000

Median sale price

Median price \$575,000

House

Unit

X

Suburb

St Kilda East

Period - From 01/01/2018

to

31/12/2018

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.

	Address of comparable property	Price	Date of sale
1	11/47 Porter St PRAHRAN 3181	\$720,000	03/04/2019
2	3/9 Herbert St ST KILDA 3182	\$720,000	15/03/2019
3	11/47 Denbigh Rd ARMADALE 3143	\$716,000	10/03/2019

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

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Indicative Selling Price
\$715,000

Median Unit Price
Year ending December 2018: \$575,000

Comparable Properties



11/47 Porter St PRAHRAN 3181 (REI)

Agent Comments

2 2 2

Price: \$720,000
Method: Private Sale
Date: 03/04/2019
Rooms: -
Property Type: Apartment



3/9 Herbert St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$720,000
Method: Sold Before Auction
Date: 15/03/2019
Rooms: -
Property Type: Apartment



11/47 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$716,000
Method: Private Sale
Date: 10/03/2019
Rooms: 3
Property Type: Flat