

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

210/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$519,500

Property Type Unit

Suburb St Kilda

Period - From 01/04/2020

to 30/06/2020

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	8/17 Ellesmere Rd WINDSOR 3181	\$535,000	13/07/2020
2	406/111 Inkerman St ST KILDA 3182	\$530,000	10/06/2020
3	215/40-44 Pakington St ST KILDA 3182	\$521,000	20/06/2020

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:

20/07/2020 08:51

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Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
June quarter 2020: \$519,500



Rooms: 3
Property Type: Strata Unit/Flat
Land Size: 64 sqm approx
Agent Comments

Comparable Properties



8/17 Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 13/07/2020
Property Type: Apartment



406/111 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 10/06/2020
Property Type: Unit
Land Size: 710 sqm approx

215/40-44 Pakington St ST KILDA 3182 (REI)

Agent Comments



Price: \$521,000
Method: Auction Sale
Date: 20/06/2020
Property Type: Apartment