Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	210/3-5 St Kilda Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$500,000	&	\$550,000
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Median sale price

Median price	\$519,500	Pro	perty Type	Jnit		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

Add	dress 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

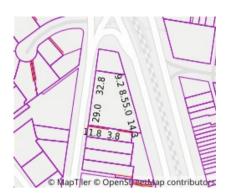
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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







Rooms: 3

Property Type: Strata Unit/Flat Land Size: 64 sqm approx

Agent Comments

Dean Lang 9536 9202 0457 588 858 dlang@bigginscott.com.au

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

Comparable Properties



8/17 Ellesmere Rd WINDSOR 3181 (REI)





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

Property Type: Apartment

Agent Comments

Agent Comments



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







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

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

Property Type: Apartment

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



