# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 23/12 Acland Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	\$900,000							

#### Median sale price

Median price	\$523,500	Pro	perty Type Uni	t		Suburb	St Kilda
Period - From	01/04/2019	to	30/06/2019	] So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	1006/582 St Kilda Rd MELBOURNE 3004	\$937,500	10/10/2019
2	4/2 Wimbledon Av ELWOOD 3184	\$915,000	05/10/2019
3	2/35 Robe St ST KILDA 3182	\$882,500	21/09/2019

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.

This Statement of Information was prepared on:

19/10/2019 09:21









Rooms: 3 Property Type: Apartment Land Size: 113 sqm approx Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

> Indicative Selling Price \$900,000 Median Unit Price June quarter 2019: \$523,500

# **Comparable Properties**



1006/582 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$937,500 Method: Sold Before Auction Date: 10/10/2019 Rooms: 4 Property Type: Apartment



4/2 Wimbledon Av ELWOOD 3184 (REI)

Agent Comments



Price: \$915,000 Method: Auction Sale Date: 05/10/2019 Rooms: 3 Property Type: Apartment



2/35 Robe St ST KILDA 3182 (REI)



Agent Comments

Price: \$882,500 Method: Auction Sale Date: 21/09/2019 Rooms: 3 Property Type: Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.