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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 2/157 Glen Eira Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$640,000 & \$700,000

Median sale price

Median price \$585,000 House Unit X Suburb St Kilda East

Period - From 01/04/2018 to 31/03/2019 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 1/7 Martin St ST KILDA 3182	\$677,000	23/02/2019
2 5/28 Parkside St ELSTERNWICK 3185	\$670,000	24/02/2019
3 6/4 Celeste Ct ST KILDA EAST 3183	\$640,000	18/12/2018

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.

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$640,000 - \$700,000
Median Unit Price
Year ending March 2019: \$585,000

Comparable Properties



1/7 Martin St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$677,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: Apartment



5/28 Parkside St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 24/02/2019
Rooms: -
Property Type: Unit



6/4 Celeste Ct ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$640,000
Method: Sale
Date: 18/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 561 sqm approx