

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

38/25 Redan Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$155,000

&

\$170,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb St Kilda

Period - From 01/04/2022

to

30/06/2022

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	20/36 Dalgety St ST KILDA 3182	\$170,000	30/08/2022
2	36/25 Redan St ST KILDA 3182	\$160,000	11/07/2022
3	19/25 Redan St ST KILDA 3182	\$155,000	29/07/2022

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:

12/10/2022 16:55



1
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Rooms: 1
Property Type: Studio
Agent Comments

Claudio Perruzza
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Indicative Selling Price
 \$155,000 - \$170,000
Median Unit Price
 June quarter 2022: \$550,000

Comparable Properties



20/36 Dalgety St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$170,000
Method: Private Sale
Date: 30/08/2022
Property Type: Studio Apartment



36/25 Redan St ST KILDA 3182 (VG)

Agent Comments

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Price: \$160,000
Method: Sale
Date: 11/07/2022
Property Type: Strata Flat - Single OYO Flat



19/25 Redan St ST KILDA 3182 (REI/VG)

Agent Comments

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 1
 1

Price: \$155,000
Method: Private Sale
Date: 29/07/2022
Property Type: Studio Apartment

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