# 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

33/92 Grey Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$260,000		&		\$285,000			
Median sale pr	rice							
Median price	\$487,500	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/85 Grosvenor St BALACLAVA 3183	\$282,500	08/10/2019
2	214/363 Beaconsfield Pde ST KILDA WEST 3182	\$282,000	09/10/2019
3	206/363 Beaconsfield Pde ST KILDA WEST 3182	\$265,000	21/11/2019

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:

17/01/2020 16:15









Rooms: 1 Property Type: Studio Land Size: 27 sqm approx Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$260,000 - \$285,000 Median Unit Price September quarter 2019: \$487,500

# **Comparable Properties**



6/85 Grosvenor St BALACLAVA 3183 (REI)



Price: \$282,500 Method: Private Sale Date: 08/10/2019 Property Type: Apartment



214/363 Beaconsfield Pde ST KILDA WEST 3182 (VG) Agent Comments

Agent Comments

Agent Comments



Price: \$282,000 Method: Sale Date: 09/10/2019 Property Type: Strata Unit/Flat



206/363 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)



Price: \$265,000 Method: Private Sale Date: 21/11/2019 Rooms: 2 Property Type: Apartment Land Size: 3039 sqm approx

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.