

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

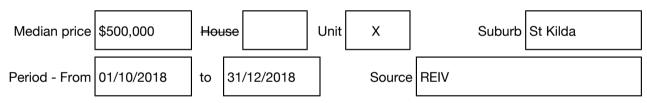
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Indicative selling price

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

| Range between | \$520,000 | & | \$560,000 | |
|---------------|-----------|---|-----------|--|
| | | | | |

Median sale price



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 | 410/181-185 St Kilda Rd ST KILDA 3182 | \$550,000 | 18/03/2019 |
| 2 | 310/181 St Kilda Rd ST KILDA 3182 | \$540,000 | 16/12/2018 |
| 3 | 2/6 West Beach Rd ST KILDA WEST 3182 | \$522,000 | 16/02/2019 |

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.

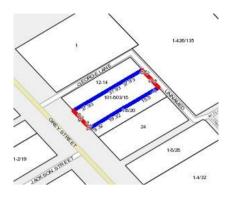
Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

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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.







Rooms: 1 Property Type: Strata Unit/Flat Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$520,000 - \$560,000 Median Unit Price December quarter 2018: \$500,000

Comparable Properties



410/181-185 St Kilda Rd ST KILDA 3182 (REI) Agent Comments



Price: \$550,000 Method: Private Sale Date: 18/03/2019 Rooms: 3 Property Type: Apartment

310/181 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments





Price: \$540,000 Method: Sale Date: 16/12/2018 Rooms: -Property Type: House (Res) Land Size: 1781 sqm approx

2/6 West Beach Rd ST KILDA WEST 3182 (REI/VG)



Price: \$522,000 Method: Auction Sale Date: 16/02/2019 Rooms: -Property Type: Apartment Agent Comments

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