

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

31/10 Acland Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$595,500

Property Type Unit

Suburb St Kilda

Period - From 01/10/2019

to 31/12/2019

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	23A/7 Eildon Rd ST KILDA 3182	\$475,000	08/10/2019
2	1/12 Acland St ST KILDA 3182	\$470,000	22/11/2019
3	4/1 Marlton Cr ST KILDA 3182	\$441,000	22/02/2020

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:

26/02/2020 09:26



Rooms: 2
Property Type: Apartment
Land Size: 54 sqm approx
Agent Comments

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Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
December quarter 2019: \$595,500

Comparable Properties



23A/7 Eildon Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$475,000
Method: Sale
Date: 08/10/2019
Property Type: Strata Unit/Flat



1/12 Acland St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$470,000
Method: Sold Before Auction
Date: 22/11/2019
Rooms: 2
Property Type: Apartment



4/1 Marlton Cr ST KILDA 3182 (REI)

Agent Comments



Price: \$441,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 2
Property Type: Apartment