Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	31/10 Acland Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$440,000	&	\$480,000
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Median sale price

Median price	\$595,500	Pro	perty Type	Jnit		Suburb	St Kilda
Period - From	01/10/2019	to	31/12/2019	S	ource	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.

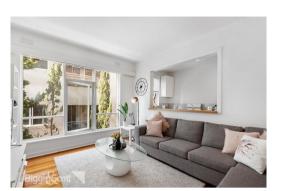
This Statement of Information was prepared on:	26/02/2020 09:26







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



Rooms: 2

Property Type: Apartment Land Size: 54 sqm approx **Agent Comments**

Comparable Properties



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





Price: \$475,000 Method: Sale Date: 08/10/2019

Property Type: Strata Unit/Flat

Agent Comments



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







Price: \$470,000

Method: Sold Before Auction

Date: 22/11/2019

Rooms: 2

Property Type: Apartment

Agent Comments



4/1 Marlton Cr ST KILDA 3182 (REI)



Price: \$441.000 Method: Auction Sale Date: 22/02/2020

Rooms: 2

Property Type: Apartment

Agent Comments

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



