# 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

3/127A Argyle Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$540,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/01/2019	to	31/12/2019		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.

Ado	dress of comparable property	Price	Date of sale
1	14/130 Alma Rd ST KILDA EAST 3183	\$545,000	16/11/2019
2	8/4 Irwell St ST KILDA 3182	\$535,000	21/11/2019
3	14/174 Peel St WINDSOR 3181	\$490,000	07/12/2019

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:

17/02/2020 14:36



# WE DELIVER ... Biggin Scott

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Property Type: Villa Unit Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending December 2019: \$540,000

# **Comparable Properties**



14/130 Alma Rd ST KILDA EAST 3183 (REI)



Price: \$545,000 Method: Auction Sale Date: 16/11/2019 Property Type: Apartment



8/4 Irwell St ST KILDA 3182 (REI)



Price: \$535,000 Method: Sold Before Auction Date: 21/11/2019 Rooms: 2 Property Type: Apartment



14/174 Peel St WINDSOR 3181 (REI)



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Agent Comments

Agent Comments

Agent Comments

Price: \$490,000 Method: Auction Sale Date: 07/12/2019 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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.