

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

5/8 Marriott Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$536,000

Property Type

Unit

Suburb

St Kilda

Period - From

04/03/2019

to

03/03/2020

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	11/132 Alexandra St ST KILDA EAST 3183	\$540,000	01/03/2020
2	14/78 Barkly St ST KILDA 3182	\$520,000	12/12/2019
3	4/68 Alma Rd ST KILDA 3182	\$520,000	29/02/2020

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:

04/03/2020 10:18



Rooms: 4
Property Type: Apartment
Land Size: 60 sqm approx
Agent Comments

Claudio Perruzza
9536 9230
0412 304 152
cperruzza@bigginandscott.com.au

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
04/03/2019 - 03/03/2020: \$536,000

Comparable Properties



11/132 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$540,000
Method: Sold Before Auction
Date: 01/03/2020
Rooms: 3
Property Type: Apartment



14/78 Barkly St ST KILDA 3182 (VG)

Agent Comments



Price: \$520,000
Method: Sale
Date: 12/12/2019
Property Type: Strata Unit/Flat



4/68 Alma Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$520,000
Method: Auction Sale
Date: 29/02/2020
Property Type: Apartment