

Claudio Perruzza
9536 9230
0412 304 152

cperruzza@bigginscott.com.au

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

312c/3 Greeves Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$520,000

House

Unit

X

Suburb

St Kilda

Period - From 01/04/2018

to

31/03/2019

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	2/44 Waterloo Cr ST KILDA 3182	\$425,000	16/03/2019
2	201/63 Acland St ST KILDA 3182	\$420,750	30/03/2019
3	1603/3-5 St Kilda Rd ST KILDA 3182	\$410,000	30/03/2019

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.



1 Bed 1 Bath 1 Car

Rooms:
Property Type: Apartment
Agent Comments

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Indicative Selling Price
\$425,000
Median Unit Price
Year ending March 2019: \$520,000

Comparable Properties



2/44 Waterloo Cr ST KILDA 3182 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$425,000
Method: Sold Before Auction
Date: 16/03/2019
Rooms: -
Property Type: Apartment



201/63 Acland St ST KILDA 3182 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$420,750
Method: Sold Before Auction
Date: 30/03/2019
Rooms: -
Property Type: Apartment



1603/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$410,000
Method: Sold Before Auction
Date: 30/03/2019
Rooms: -
Property Type: Apartment