

Claudio Perruzza
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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

512/181 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between

\$330,000

&

\$360,000

Median sale price*

Median price

\$500,000

House

Unit

X

Suburb

St Kilda

Period - From

11/10/2018

to

11/02/2019

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	114/173 Barkly St ST KILDA 3182	\$357,500	07/02/2019
2	705/181 St Kilda Rd ST KILDA 3182	\$357,000	31/01/2019
3	202/173-177 Barkly St ST KILDA 3182	\$337,500	17/11/2018

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.



Rooms:
Property Type: Apartment
Agent Comments

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Indicative Selling Price
\$330,000 - \$360,000
Median Unit Price *
11/10/2018 - 11/02/2019: \$500,000
* Agent calculated median

Comparable Properties



114/173 Barkly St ST KILDA 3182 (REI)

Agent Comments



Price: \$357,500
Method: Private Sale
Date: 07/02/2019
Rooms: -
Property Type: Apartment

705/181 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$357,000
Method: Private Sale
Date: 31/01/2019
Rooms: -
Property Type: Apartment



202/173-177 Barkly St ST KILDA 3182 (REI)

Agent Comments



Price: \$337,500
Method: Private Sale
Date: 17/11/2018
Rooms: -
Property Type: Apartment