

### 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

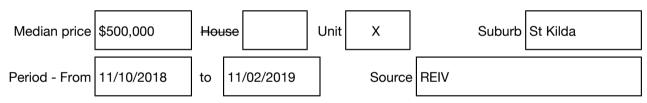
s 512/181 St Kilda Road, St Kilda Vic 3182 d e

#### Indicative selling price

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

Range between	\$330,000	&	\$360,000	

#### Median sale price\*



#### 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.

Ad	dress 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.

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

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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.











Rooms: Property Type: Apartment Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

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)



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

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

Agent Comments



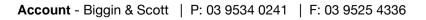
Price: \$357,000 Method: Private Sale Date: 31/01/2019 Rooms: -Property Type: Apartment



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



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



propertydata

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