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 | |
|---------------------------------------|--|
| · | |

Indicative selling price

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

| Range between \$270,000 | & | \$295,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$520,000 | Pro | perty Type | Jnit | | Suburb | St Kilda |
|---------------|------------|-----|------------|------|--------|--------|----------|
| Period - From | 01/01/2024 | to | 31/12/2024 | | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 6/36 Waterloo Cr ST KILDA 3182 | \$290,000 | 20/12/2024 |
| 2 | 4/21 Blenheim St BALACLAVA 3183 | \$290,000 | 18/11/2024 |
| 3 | 5/38 Waterloo Cr ST KILDA 3182 | \$280,000 | 16/09/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 03/03/2025 10:25 |
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Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$270,000 - \$295,000 Median Unit Price Year ending December 2024: \$520,000





Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



6/36 Waterloo Cr ST KILDA 3182 (REI)

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Price: \$290,000 Method: Private Sale Date: 20/12/2024

Property Type: Apartment

Agent Comments



4/21 Blenheim St BALACLAVA 3183 (REI/VG)

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Agent Comments

Price: \$290,000 **Method:** Private Sale **Date:** 18/11/2024

Property Type: Apartment



5/38 Waterloo Cr ST KILDA 3182 (REI/VG)

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Price: \$280,000 Method: Private Sale Date: 16/09/2024 Property Type: Unit



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Agent Comments





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

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