

Claudio Perruzza  
9536 9230  
0412 304 152  
cperruzza@bigginandscott.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	6/93 Grosvenor Street, St Kilda East Vic 3183
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$535,000	&	\$585,000
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#### Median sale price

Median price	\$585,500	House		Unit	X	Suburb	St Kilda East
Period - From	01/04/2017	to	30/06/2017	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	25/327 Orrong Rd ST KILDA EAST 3183	\$550,000	02/04/2017
2	2/323 Orrong Rd ST KILDA EAST 3183	\$536,000	30/07/2017
3	14/16 Lansdowne Rd ST KILDA EAST 3183	\$515,000	05/08/2017

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:**  
Flat/Unit/Apartment (Res)  
Agent Comments

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**Indicative Selling Price**  
\$535,000 - \$585,000  
**Median Unit Price**  
June quarter 2017: \$585,500

## Comparable Properties



25/327 Orrong Rd ST KILDA EAST 3183 (REI) Agent Comments



**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 02/04/2017  
**Rooms:** 3  
**Property Type:** Apartment



2/323 Orrong Rd ST KILDA EAST 3183 (REI) Agent Comments



**Price:** \$536,000  
**Method:** Auction Sale  
**Date:** 30/07/2017  
**Rooms:** 3  
**Property Type:** Apartment



14/16 Lansdowne Rd ST KILDA EAST 3183 (REI) Agent Comments



**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 05/08/2017  
**Rooms:** 4  
**Property Type:** Unit