## 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	2407/3-5 St Kilda Road, St Kilda Vic 3182
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$490,000	&	\$520,000

### Median sale price

Median price	\$593,250	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/10/2020	to	31/12/2020		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	3/95-97 Carlisle St ST KILDA 3182	\$511,000	06/02/2021
2	101/12-14 Dickens St ELWOOD 3184	\$500,000	20/03/2021
3	507/3-5 St Kilda Rd ST KILDA 3182	\$495,000	31/01/2021

#### 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:	30/03/2021 17:05
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**Indicative Selling Price** \$490,000 - \$520,000 **Median Unit Price** December quarter 2020: \$593,250

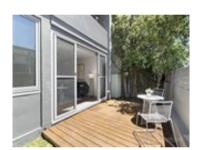


Rooms: 2

Property Type: Apartment Land Size: 55 sqm approx

**Agent Comments** 

# Comparable Properties



3/95-97 Carlisle St ST KILDA 3182 (REI/VG)

Price: \$511,000 Method: Auction Sale Date: 06/02/2021

Rooms: 2

Property Type: Apartment

**Agent Comments** 



101/12-14 Dickens St ELWOOD 3184 (REI)





Price: \$500,000 Method: Auction Sale Date: 20/03/2021

Property Type: Apartment

Agent Comments



507/3-5 St Kilda Rd ST KILDA 3182 (REI/VG)





Price: \$495.000 Method: Private Sale Date: 31/01/2021

Property Type: Apartment

Agent Comments

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



