

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

2407/3-5 St Kilda Road, St Kilda Vic 3182

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

Property 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	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 comparable properties 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)

Agent Comments



Price: \$511,000
Method: Auction Sale
Date: 06/02/2021
Rooms: 2
Property Type: Apartment



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

Agent Comments



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



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

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 31/01/2021
Property Type: Apartment