# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$360,000 & \$390,000	Range between	\$360,000	&	\$390,000
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#### Median sale price

Median price	\$487,500	Pro	perty Type Ur	iit		Suburb	St Kilda
Period - From	01/07/2019	to	30/09/2019	So	ource	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

18/11 Burnett St ST KILDA 3182

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.

Add	dress of comparable property	Price	Date of sale
1	7/23 Acland St ST KILDA 3182	\$380,000	14/07/2019
2	4/130 Inkerman St ST KILDA 3182	\$370,000	22/09/2019

#### OR

3

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:	06/11/2019 14:55



15/07/2019

\$365,000



Claudio Perruzza 9536 9230 0412 304 152





Rooms: 2

Property Type: Apartment Land Size: 54 sqm approx **Agent Comments** 

# Comparable Properties



7/23 Acland St ST KILDA 3182 (REI/VG)

Price: \$380,000 Method: Private Sale Date: 14/07/2019

Rooms: 3

Property Type: Apartment Land Size: 426 sqm approx

4/130 Inkerman St ST KILDA 3182 (REI)





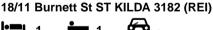
Price: \$370,000 Method: Auction Sale Date: 22/09/2019

Rooms: 2

Property Type: Apartment







Price: \$365,000 Method: Private Sale Date: 15/07/2019

Property Type: Apartment

Agent Comments

Agent Comments

**Agent Comments** 



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