

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

1/9 David Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,690,000 & \$1,800,000

Median sale price

Median price \$1,730,000 Property Type House Suburb St Kilda East

Period - From 03/05/2021 to 02/05/2022 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	26 Empress Rd ST KILDA EAST 3183	\$1,800,000	20/02/2022
2	21 Cambridge St CAULFIELD NORTH 3161	\$1,740,000	26/02/2022
3	1/21 Tennyson St ELWOOD 3184	\$1,707,000	14/02/2022

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:

03/05/2022 12:08



3 2 2

Rooms: 4
Property Type: House
Land Size: 350 sqm approx
Agent Comments

Claudio Perruzza
9536 9230
0412 304 152
cperruzza@bigginscott.com.au

Indicative Selling Price

\$1,690,000 - \$1,800,000

Median House Price

03/05/2021 - 02/05/2022: \$1,730,000

Comparable Properties



26 Empress Rd ST KILDA EAST 3183 (REI)

Agent Comments

3 2 -

Price: \$1,800,000
Method: Auction Sale
Date: 20/02/2022
Property Type: House (Res)



21 Cambridge St CAULFIELD NORTH 3161 (REI)

Agent Comments

3 2 2

Price: \$1,740,000
Method: Auction Sale
Date: 26/02/2022
Property Type: Townhouse (Res)



1/21 Tennyson St ELWOOD 3184 (VG)

Agent Comments

3 - -

Price: \$1,707,000
Method: Sale
Date: 14/02/2022
Property Type: House - Attached House N.E.C.
Land Size: 251 sqm approx