

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

1402/6 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$390,000

&

\$420,000

Median sale price

Median price \$487,500

Property Type Unit

Suburb St Kilda

Period - From 01/07/2019

to 30/09/2019

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	21A/10 Clifton St PRAHRAN 3181	\$420,000	07/11/2019
2	501/2a Henry St WINDSOR 3181	\$415,000	22/10/2019
3	405/7 Belford St ST KILDA 3182	\$390,000	10/07/2019

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:

12/11/2019 12:48



Rooms: 2
Property Type: Apartment
Land Size: 48 sqm approx
Agent Comments

Claudio Perruzza
9536 9230
0412 304 152
cperruzza@bigginandscott.com.au
Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
September quarter 2019: \$487,500

Comparable Properties



21A/10 Clifton St PRAHRAN 3181 (REI)

Agent Comments



Price: \$420,000
Method: Sold Before Auction
Date: 07/11/2019
Rooms: 2
Property Type: Apartment



501/2a Henry St WINDSOR 3181 (REI)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 22/10/2019
Rooms: 2
Property Type: Apartment



405/7 Belford St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 10/07/2019
Property Type: Apartment