

Dean Lang
9536 9202
0457 588 858

dlang@bigginscott.com.au

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

12/16 Robe Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$495,000

House

Unit

X

Suburb

St Kilda

Period - From 01/01/2019

to

31/03/2019

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	202/152 Peel St WINDSOR 3181	\$476,000	18/02/2019
2	7/1-2 The Esplanade ST KILDA 3182	\$471,000	11/05/2019
3	47/352 Canterbury Rd ST KILDA 3182	\$455,000	18/02/2019

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.

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Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

March quarter 2019: \$495,000



Rooms: 2

Property Type: Strata Unit/Flat

Land Size: 64 sqm approx

Agent Comments

Comparable Properties



202/152 Peel St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$476,000

Method: Private Sale

Date: 18/02/2019

Rooms: -

Property Type: Apartment



7/1-2 The Esplanade ST KILDA 3182 (REI)

Agent Comments



Price: \$471,000

Method: Auction Sale

Date: 11/05/2019

Rooms: 2

Property Type: Apartment



47/352 Canterbury Rd ST KILDA 3182 (REI/VG) Agent Comments



Price: \$455,000

Method: Private Sale

Date: 18/02/2019

Rooms: -

Property Type: Apartment