

Claudio Perruzza
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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

6/7 Glen Eira Road, St Kilda East Vic 3185

Indicative selling price

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

Range between \$530,000

&

\$580,000

Median sale price

Median price \$555,025

House

Unit

X

Suburb Ripponlea

Period - From 01/04/2017

to 31/03/2018

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	10/36 Westbury St ST KILDA EAST 3183	\$575,000	24/03/2018
2	12/530 Glen Huntly Rd ELSTERNWICK 3185	\$573,000	25/03/2018
3	18/99 Alma Rd ST KILDA EAST 3183	\$571,000	10/02/2018

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.~~



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

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Indicative Selling Price
\$530,000 - \$580,000
Median Unit Price
Year ending March 2018: \$555,025

Comparable Properties



10/36 Westbury St ST KILDA EAST 3183 (REI) Agent Comments

2 1 1

Price: \$575,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 3
Property Type: Apartment



12/530 Glen Huntly Rd ELSTERNWICK 3185 (REI) Agent Comments

2 1 1

Price: \$573,000
Method: Auction Sale
Date: 25/03/2018
Rooms: 4
Property Type: Apartment



18/99 Alma Rd ST KILDA EAST 3183 (REI) Agent Comments

2 1 1

Price: \$571,000
Method: Auction Sale
Date: 10/02/2018
Rooms: -
Property Type: Apartment