

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

3/40 Burnett Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$520,000

House

Unit

X

Suburb

St Kilda

Period - From

01/04/2018

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	5/44 Fitzroy St ST KILDA 3182	\$512,500	06/03/2019
2	7/14 Deakin St ST KILDA WEST 3182	\$505,000	30/03/2019
3	20/44 Fitzroy St ST KILDA 3182	\$504,000	16/02/2019

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.



Rooms:
Property Type: Apartment
Agent Comments

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Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending March 2019: \$520,000

Comparable Properties



5/44 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$512,500
Method: Sold Before Auction
Date: 06/03/2019
Rooms: -
Property Type: Apartment



7/14 Deakin St ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$505,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: Apartment
Land Size: 672 sqm approx



20/44 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$504,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: Apartment