

### 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

ss | 39/1 St Kilda Road, St Kilda Vic 3182 nd de |

#### Indicative selling price

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

Range between	\$550,000	&	\$600,000

#### Median sale price

Median price	\$555,000	Hou	Ise	Unit	х	Suburb	St Kilda
Period - From	01/07/2017	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	39/632 St Kilda Rd MELBOURNE 3004	\$600,000	03/07/2018
2	211/181-183 St Kilda Rd ST KILDA 3182	\$586,000	24/03/2018
3	17/19 Dalgety St ST KILDA 3182	\$560,000	08/06/2018

#### 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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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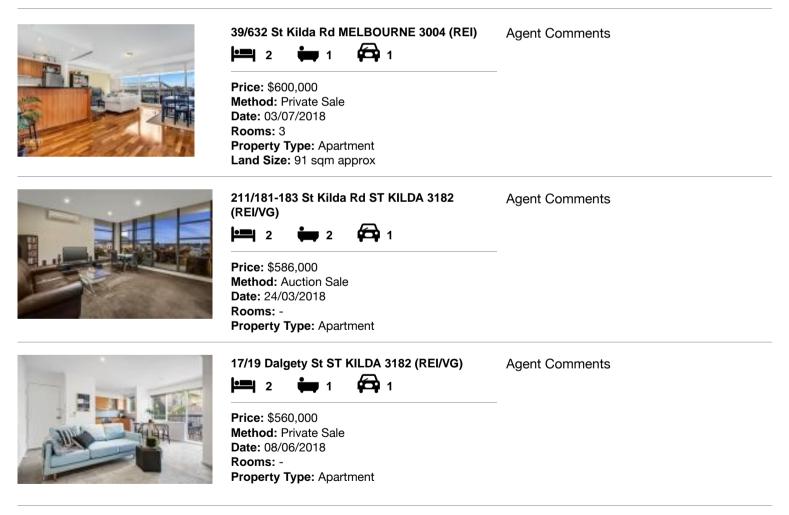
Suzie Farrell 0428 379 908 sfarrell@bigginscott.com.au





Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$550,000 - \$600,000 Median Unit Price Year ending June 2018: \$555,000

## **Comparable Properties**



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