

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

propertydata

Generated: 04/09/2018 13:02

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.

WE DELIVER ... Biggin Scott

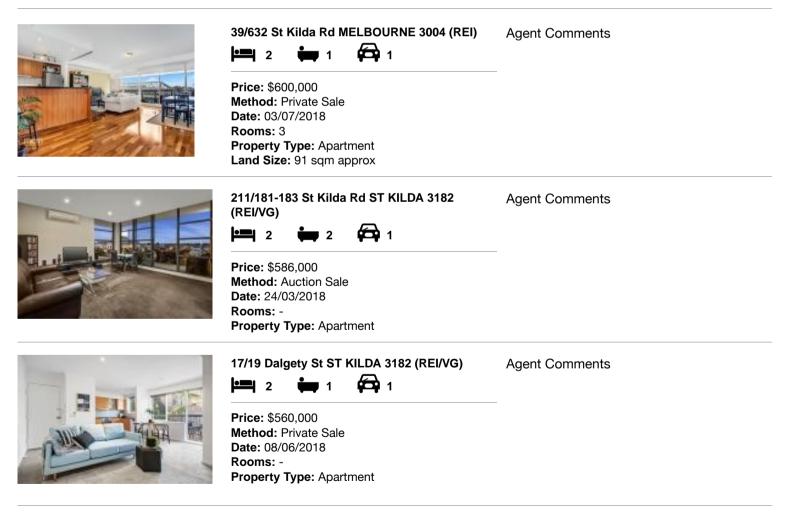
Suzie Farrell 0428 379 908 sfarrell@bigginscott.com.au





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

Comparable Properties



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

propertydata

Generated: 04/09/2018 13:02

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.

