

Marcus Hall 9520 9000 0433046303

mhall@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

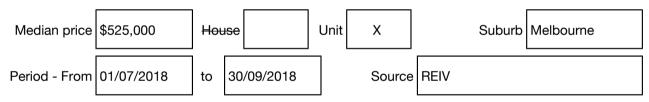
s |22/632 St Kilda Road, Melbourne Vic 3004 d e

# Indicative selling price

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

Range between	\$725,000	&	\$797,500

## Median sale price



## 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	403/15 Queens Rd MELBOURNE 3004	\$785,000	12/10/2018
2	310/55 Queens Rd MELBOURNE 3004	\$760,000	12/06/2018
3	146/632 St Kilda Rd MELBOURNE 3004	\$745,000	05/11/2018

#### 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.

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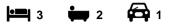
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.

# WE DELIVER ... Biggin Scott





Rooms: Property Type: Apartment Agent Comments Marcus Hall 9520 9000 0433046303 mhall@bigginscott.com.au

Indicative Selling Price \$725,000 - \$797,500 Median Unit Price September quarter 2018: \$525,000

# **Comparable Properties**



403/15 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$785,000 Method: Private Sale Date: 12/10/2018 Rooms: -Property Type: Apartment Land Size: 2320 sqm approx



310/55 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$760,000 Method: Private Sale Date: 12/06/2018 Rooms: 5 Property Type: Apartment



146/632 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$745,000 Method: Private Sale Date: 05/11/2018 Rooms: -Property Type: Apartment

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