

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

503/181 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Single price \$325,000

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	25/233 Canterbury Rd ST KILDA WEST 3182	\$330,000	23/03/2019
2	43/1a St Kilda Rd ST KILDA 3182	\$330,000	06/12/2018
3	611/181-185 St Kilda Rd ST KILDA 3182	\$325,000	22/12/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

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Indicative Selling Price

\$325,000

Median Unit Price

Year ending March 2019: \$520,000

Comparable Properties

25/233 Canterbury Rd ST KILDA WEST 3182 (VG)

Agent Comments



Price: \$330,000

Method: Sale

Date: 23/03/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

43/1a St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 06/12/2018

Rooms: -

Property Type: Apartment



611/181-185 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 22/12/2018

Rooms: -

Property Type: Apartment