Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	52 Vale Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,390,000	Pro	perty Type	House		Suburb	St Kilda
Period - From	08/04/2020	to	07/04/2021		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

1	8 Mount St PRAHRAN 3181	\$1,250,000	27/03/2021
2	421a Inkerman St ST KILDA EAST 3183	\$1,212,000	21/02/2021
3	32 Greeves St ST KILDA 3182	\$1,211,000	27/02/2021

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.

This Statement of Information was prepared on:	08/04/2021 10:48



Date of sale



Claudio Perruzza 9536 9230 0412 304 152

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** 08/04/2020 - 07/04/2021: \$1,390,000

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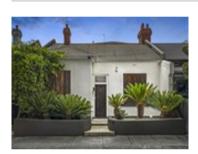


Rooms: 5

Property Type: House Land Size: 209 sqm approx

Agent Comments

Comparable Properties



8 Mount St PRAHRAN 3181 (REI)





Price: \$1,250,000 Method: Auction Sale Date: 27/03/2021

Property Type: House (Res)

Agent Comments



421a Inkerman St ST KILDA EAST 3183 (REI)







Price: \$1,212,000 Method: Auction Sale Date: 21/02/2021

Property Type: House (Res)

Agent Comments



32 Greeves St ST KILDA 3182 (REI)





Price: \$1,211,000 Method: Auction Sale Date: 27/02/2021

Property Type: House (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



