## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 212/3-5 St Kilda Road, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$750,000		&		\$800,000			
Median sale p	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	6/28 The Avenue WINDSOR 3181	\$782,000	24/03/2020
2	102/55 Wellington St ST KILDA 3182	\$780,000	25/05/2020
3	1/6 The Avenue WINDSOR 3181	\$773,000	31/05/2020

OR

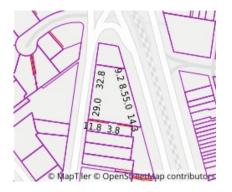
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/07/2020 15:43









Rooms: 4 Property Type: Strata Unit/Flat Land Size: 128 sqm approx Agent Comments

Dean Lang 9536 9202 0457 588 858 dlang@bigginscott.com.au

**Indicative Selling Price** \$750,000 - \$800,000 **Median Unit Price** March quarter 2020: \$620,000

# **Comparable Properties**



6/28 The Avenue WINDSOR 3181 (REI/VG)



Price: \$782,000 Method: Sold Before Auction Date: 24/03/2020 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$780,000 Method: Private Sale Date: 25/05/2020 Property Type: Apartment



1/6 The Avenue WINDSOR 3181 (REI/VG)

102/55 Wellington St ST KILDA 3182 (REI)

2



Price: \$773,000 Method: Private Sale Date: 31/05/2020 Property Type: Apartment Agent Comments

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



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.