

# 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

2/7 Ravens Grove, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$380,000

&

\$418,000

### Median sale price

Median price

\$616,250

Property Type

Unit

Suburb

St Kilda East

Period - From

01/10/2019

to

30/09/2020

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	3/40 Sycamore Gr BALACLAVA 3183	\$418,000	18/06/2020
2	1/14 Crimea St ST KILDA 3182	\$400,000	27/11/2020
3			

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:

08/12/2020 09:01

Phoebe Hnarakis

9520 9020

0433 222 453

phnarakis@biggin Scott.com.au

**Indicative Selling Price**

\$380,000 - \$418,000

**Median Unit Price**

Year ending September 2020: \$616,250



1 bed 1 bath 1 car

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties

3/40 Sycamore Gr BALACLAVA 3183 (REI/VG) Agent Comments

1 bed 1 bath 1 car

**Price:** \$418,000

**Method:** Sold Before Auction

**Date:** 18/06/2020

**Rooms:** 3

**Property Type:** Apartment



1/14 Crimea St ST KILDA 3182 (REI)

Agent Comments

1 bed 1 bath - car

**Price:** \$400,000

**Method:** Private Sale

**Date:** 27/11/2020

**Property Type:** Apartment

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.