

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

33 Clyde Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$1,820,000

&

\$2,000,000

Median sale price

Median price

\$1,525,000

Property Type

House

Suburb

St Kilda

Period - From

01/01/2021

to

31/03/2021

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	Price	Date of sale
1	90 Pakington St ST KILDA 3182	\$1,980,000	05/12/2020
2	5 Irymple Av ST KILDA 3182	\$1,905,000	01/05/2021
3	3 Waterloo Cr ST KILDA 3182	\$1,905,000	24/04/2021

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:

03/05/2021 16:56

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

Indicative Selling Price
\$1,820,000 - \$2,000,000
Median House Price
March quarter 2021: \$1,525,000



3 3 2

Rooms: 6
Property Type: House
Land Size: 400 sqm approx
Agent Comments

Comparable Properties



90 Pakington St ST KILDA 3182 (REI/VG)

Agent Comments

3 2 2

Price: \$1,980,000
Method: Auction Sale
Date: 05/12/2020
Property Type: House (Res)
Land Size: 432 sqm approx



5 Irymple Av ST KILDA 3182 (REI)

Agent Comments

4 2 2

Price: \$1,905,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)



3 Waterloo Cr ST KILDA 3182 (REI)

Agent Comments

4 2 2

Price: \$1,905,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House