

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

3/42 Grey Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$558,000

Property Type Unit

Suburb St Kilda

Period - From 15/07/2019

to

14/07/2020

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	4/44 Eildon Rd ST KILDA 3182	\$620,000	21/03/2020
2	4/1a Clarke St ELWOOD 3184	\$595,000	14/05/2020
3	4/57 Westbury St ST KILDA EAST 3183	\$590,500	02/04/2020

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:

15/07/2020 09:12



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Property Type: Strata Unit/Flat
Agent Comments

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Indicative Selling Price
\$570,000 - \$610,000
Median Unit Price
15/07/2019 - 14/07/2020: \$558,000

Comparable Properties



4/44 Eildon Rd ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$620,000
Method: Private Sale
Date: 21/03/2020
Property Type: Apartment



4/1a Clarke St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$595,000
Method: Private Sale
Date: 14/05/2020
Property Type: Apartment



4/57 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$590,500
Method: Private Sale
Date: 02/04/2020
Property Type: Apartment