

# 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

7/4 Loch Street, St Kilda West Vic 3182

### Indicative selling price

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

Single price \$655,000

### Median sale price

Median price \$649,500

Property Type Unit

Suburb St Kilda West

Period - From 01/07/2021

to 30/09/2021

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	4/305 Barkly St ELWOOD 3184	\$660,000	30/07/2021
2	8/43 Dalgety St ST KILDA 3182	\$650,000	08/12/2021
3	4/60 Dickens St ELWOOD 3184	\$650,000	15/06/2021

**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:

13/12/2021 11:40

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**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$655,000  
**Median Unit Price**  
September quarter 2021: \$649,500

## Comparable Properties



**4/305 Barkly St ELWOOD 3184 (VG)**

**Agent Comments**

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**Price:** \$660,000  
**Method:** Sale  
**Date:** 30/07/2021  
**Property Type:** Subdivided Flat - Single OYO Flat



**8/43 Dalgety St ST KILDA 3182 (REI)**

**Agent Comments**

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**Price:** \$650,000  
**Method:** Sold Before Auction  
**Date:** 08/12/2021  
**Property Type:** Apartment



**4/60 Dickens St ELWOOD 3184 (VG)**

**Agent Comments**

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**Price:** \$650,000  
**Method:** Sale  
**Date:** 15/06/2021  
**Property Type:** Strata Unit/Flat

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