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 7/4 Loch Street, St Kilda West Vic 3182

Indicative selling price

	For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$655,000

Median sale price

Median price	\$649,500	Pro	perty Type Unit	t	:	Suburb	St Kilda West
Period - From	01/07/2021	to	30/09/2021	Sou	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	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









Rooms: 3 Property Type: Apartment Agent Comments

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

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

Comparable Properties



4/305 Barkly St ELWOOD 3184 (VG)



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

Agent Comments





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

4/60 Dickens St ELWOOD 3184 (VG)



Agent Comments



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



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