

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 45/632 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$501,900 Property Type Unit Suburb Melbourne

Period - From 01/10/2021 to 31/12/2021 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	1402/568 St Kilda Rd MELBOURNE 3004	\$690,000	07/10/2021
2	5c/635 St Kilda Rd MELBOURNE 3004	\$670,000	07/12/2021
3	610/470 St Kilda Rd MELBOURNE 3004	\$660,000	25/09/2021

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.~~

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Indicative Selling Price
\$640,000 - \$690,000
Median Unit Price
December quarter 2021: \$501,900



 2  1  1

Rooms: 3
Property Type: Apartment
Agent Comments

Comparable Properties



1402/568 St Kilda Rd MELBOURNE 3004 (REI) [Agent Comments](#)

 2  2  1

Price: \$690,000
Method: Private Sale
Date: 07/10/2021
Rooms: 4
Property Type: Apartment



5c/635 St Kilda Rd MELBOURNE 3004 (REI) [Agent Comments](#)

 2  1  1

Price: \$670,000
Method: Private Sale
Date: 07/12/2021
Property Type: Apartment



610/470 St Kilda Rd MELBOURNE 3004 (VG) [Agent Comments](#)

 2  -  -

Price: \$660,000
Method: Sale
Date: 25/09/2021
Property Type: Subdivided Flat - Single OYO
Flat

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