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	cons	sumer.vic.go	ov.au/i	underquot	ing		
Range betweer	\$640,000		&		\$690,000			
Median sale pr	rice							
Median price	\$501,900	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/10/2021	to	31/12/2021		So	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	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.

This Statement of Information was prepared on:

03/02/2022 15:46









Rooms: 3 Property Type: Apartment Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

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

Comparable Properties



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



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



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

Property Type: Apartment





610/470 St Kilda Rd MELBOURNE 3004 (VG)

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Agent Comments

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





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