

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

22/1a St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb St Kilda

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	411/196 St Kilda Rd ST KILDA 3182	\$410,000	05/10/2021
2	403/3 St Kilda Rd ST KILDA 3182	\$400,000	30/10/2021
3	201/594 St Kilda Rd MELBOURNE 3004	\$380,000	14/02/2022

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:

28/03/2022 09:47



Rooms: 2
Property Type: Serviced
 Apartment
 Agent Comments

Claudio Perruzza
 9536 9230
 0412 304 152
 cperruzza@bigginscott.com.au

Indicative Selling Price
 \$399,000
Median Unit Price
 December quarter 2021: \$610,000

Comparable Properties

411/196 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 05/10/2021
Property Type: Subdivided Flat - Single OYO
 Flat

403/3 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 30/10/2021
Property Type: Subdivided Flat - Single OYO
 Flat



201/594 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 14/02/2022
Property Type: Subdivided Flat - Single OYO
 Flat

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