

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 39/5-9 Fulton Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$630,000 Property Type Unit Suburb St Kilda East

Period - From 01/01/2022 to 31/03/2022 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	10/18-20 Nightingale St BALACLAVA 3183	\$340,000	09/04/2022
2	12/3 Celeste Ct ST KILDA EAST 3183	\$339,000	17/03/2022
3	9/7 Cardigan St ST KILDA EAST 3183	\$335,000	15/03/2022

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: 27/04/2022 16:31

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Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
March quarter 2022: \$630,000



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



10/18-20 Nightingale St BALACLAVA 3183 (REI)

Agent Comments



Price: \$340,000
Method: Auction Sale
Date: 09/04/2022
Property Type: Apartment



12/3 Celeste Ct ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$339,000
Method: Private Sale
Date: 17/03/2022
Property Type: Apartment
Land Size: 43 sqm approx



9/7 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 15/03/2022
Property Type: Apartment

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