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 6/10 Acland Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$390,000		&		\$425,000			
Median sale p	rice							
Median price	\$561,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/01/2022	to	31/03/2022		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	6/143 Canterbury Rd MIDDLE PARK 3206	\$420,000	30/04/2022
2	3/34 Crimea St ST KILDA 3182	\$400,000	28/04/2022
3	19/15 Acland St ST KILDA 3182	\$420,000	18/04/2022

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:

11/05/2022 15:26









Rooms: 2 Property Type: Apartment Agent Comments

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

> **Indicative Selling Price** \$390,000 - \$425,000 **Median Unit Price** March quarter 2022: \$561,000

Comparable Properties



6/143 Canterbury Rd MIDDLE PARK 3206 (REI) Agent Comments



Price: \$420,000 Method: Auction Sale Date: 30/04/2022 Property Type: Apartment



3/34 Crimea St ST KILDA 3182 (REI)

6 1

1

Price: \$400,000 Method: Private Sale Agent Comments



19/15 Acland St ST KILDA 3182 (REI)



Agent Comments



Price: \$420.000 Method: Private Sale Date: 18/04/2022 Property Type: Apartment

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





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