

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

6/10 Acland Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$390,000 & \$425,000

Median sale price

Median price \$561,000 Property Type Unit Suburb St Kilda

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	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:

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Rooms: 2
Property Type: Apartment
Agent Comments

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**

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



3/34 Crimea St ST KILDA 3182 (REI) **Agent Comments**

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Price: \$400,000
Method: Private Sale
Date: 28/04/2022
Property Type: Flat



19/15 Acland St ST KILDA 3182 (REI) **Agent Comments**

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Price: \$420,000
Method: Private Sale
Date: 18/04/2022
Property Type: Apartment

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