

# 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

4/25 The Esplanade, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,040,000

### 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	3/50 Fitzroy St ST KILDA 3182	\$967,663	23/12/2021
2			
3			

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: 16/06/2022 11:05

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



 2  1  1

**Rooms:** 4  
**Property Type:** Unit  
[Agent Comments](#)

**Indicative Selling Price**  
\$950,000 - \$1,040,000  
**Median Unit Price**  
March quarter 2022: \$561,000

## Comparable Properties



3/50 Fitzroy St ST KILDA 3182 (VG)

[Agent Comments](#)

 2  -  -

**Price:** \$967,663  
**Method:** Sale  
**Date:** 23/12/2021  
**Property Type:** Subdivided Flat - Single OYO Flat

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.

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