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	11 Malakoff Street, St Kilda East Vic 3183

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $1,527,750 Property Type House Suburb St Kilda East

Period - From 01/07/2019 to 30/06/2020 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	45 Crimea St ST KILDA 3182	$1,300,000	12/06/2020
2	5a Hotham Gr RIPPONLEA 3185	$1,286,000	30/07/2020
3	71 Grosvenor St BALACLAVA 3183	$1,220,000	04/07/2020

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: 01/09/2020 11:30

11 Malakoff Street, St Kilda East Vic 3183



2 -

Property Type: House (Res)
Land Size: 231 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
Year ending June 2020: $1,527,750

Comparable Properties



45 Crimea St ST KILDA 3182 (REI)

3 1 -

Price: $1,300,000
Method: Sold Before Auction
Date: 12/06/2020
Rooms: 6
Property Type: House (Res)

Agent Comments



5a Hotham Gr RIPPONLEA 3185 (REI)

2 1 2

Price: $1,286,000
Method: Private Sale
Date: 30/07/2020
Property Type: House
Land Size: 230 sqm approx

Agent Comments



71 Grosvenor St BALACLAVA 3183 (REI)

3 1 2

Price: $1,220,000
Method: Auction Sale
Date: 04/07/2020
Property Type: House (Res)

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.