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	2402/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Single price $425,000

Median sale price

Median price $550,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2022 to 30/06/2022 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	1110/610 St Kilda Rd MELBOURNE 3004	$420,000	20/09/2022
2	1403/3-5 St Kilda Rd ST KILDA 3182	$410,000	02/09/2022
3	503/31 Grattan St PRAHRAN 3181	$400,000	22/09/2022

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: 11/10/2022 15:51

2402/3-5 St Kilda Road, St Kilda Vic 3182

Dean Lang
9536 9202
0457 588 858
dlang@bigginscott.com.au



1 1 1

Rooms: 2
Property Type: Apartment
Land Size: 55 sqm approx

Agent Comments

Indicative Selling Price
$425,000
Median Unit Price
June quarter 2022: $550,000

Comparable Properties



1110/610 St Kilda Rd MELBOURNE 3004 (REI)

1 1 1

Price: $420,000
Method: Private Sale
Date: 20/09/2022
Property Type: Apartment

Agent Comments



1403/3-5 St Kilda Rd ST KILDA 3182 (REI)

1 1 1

Price: $410,000
Method: Private Sale
Date: 02/09/2022
Property Type: Apartment

Agent Comments



503/31 Grattan St PRAHRAN 3181 (REI/VG)

1 1 1

Price: $400,000
Method: Private Sale
Date: 22/09/2022
Property Type: Apartment

Agent Comments

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

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