

Claudio Perruzza  
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## 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

113/3-5 St Kilda Road, 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)

Single price \$365,000

#### Median sale price

Median price \$539,000

House

Unit

X

Suburb

St Kilda

Period - From 01/04/2018

to 30/06/2018

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	305/70 Queens Rd MELBOURNE 3004	\$380,000	14/05/2018
2	303/129 Fitzroy St ST KILDA 3182	\$355,000	24/05/2018
3	28/23 Irwell St ST KILDA 3182	\$327,500	22/06/2018

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.

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 1    1    0

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$365,000  
**Median Unit Price**  
June quarter 2018: \$539,000

## Comparable Properties



305/70 Queens Rd MELBOURNE 3004 (REI)

**Agent Comments**

 1    1    -

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 14/05/2018  
**Rooms:** -  
**Property Type:** Apartment



303/129 Fitzroy St ST KILDA 3182 (REI)

**Agent Comments**

 1    1    -

**Price:** \$355,000  
**Method:** Private Sale  
**Date:** 24/05/2018  
**Rooms:** -  
**Property Type:** Apartment



28/23 Irwell St ST KILDA 3182 (REI)

**Agent Comments**

 1    1    -

**Price:** \$327,500  
**Method:** Private Sale  
**Date:** 22/06/2018  
**Rooms:** -  
**Property Type:** Apartment