



Rooms: Property Type: Flat Agent Comments

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** Year ending March 2017: \$650,500

Median price in the area for a 1 bedroom is \$380,000 (St Kilda West) as per realestate.com.au

Comparable Properties



4/211 Canterbury Rd ST KILDA WEST 3182

(REI) **--** 1

Price: \$440,000 Method: Auction Sale Date: 01/07/2017 Rooms: 2

Property Type: Apartment

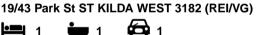
Agent Comments

Agent Comments

Agent Comments

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Price: \$421,000 Method: Auction Sale Date: 01/04/2017 Rooms: 2

Property Type: Apartment

26/12 Fitzroy St ST KILDA 3182 (VG)







Price: \$400,000 Method: Sale Date: 10/02/2017 Rooms: -

Property Type: Subdivided Flat - Single OYO

Flat

Account - Biggin & Scott | P: 03 9592 4300 | F: 03 9593 1062





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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

	4/66 Park Street, St Kilda West Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$400,000	&	\$440,000

Median sale price

Median price	\$650,500		Unit X	Su	Suburb St Kilda West
Period - From	01/04/2016	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/211 Canterbury Rd ST KILDA WEST 3182	\$440,000	01/07/2017
19/43 Park St ST KILDA WEST 3182	\$421,000	01/04/2017
26/12 Fitzroy St ST KILDA 3182	\$400,000	10/02/2017



