### 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

7/2a Ravens Grove, St Kilda East Vic 3183

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$490,000		&		\$530,000			
Median sale p	rice							
Median price	\$618,000	Pro	operty Type	Unit			Suburb	St Kilda East
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/24a Tennyson St ELWOOD 3184	\$549,000	18/03/2023
2	509/220 Commercial Rd PRAHRAN 3181	\$520,000	05/06/2023
3	11/44 Fitzroy St ST KILDA 3182	\$505,000	07/05/2023

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:

10/07/2023 13:01



7/2a Ravens Grove, St Kilda East Vic 3183

# BigginScott<sup>\*</sup>





**Property Type:** Subdivided Flat -Single OYO Flat Agent Comments James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$490,000 - \$530,000 Median Unit Price Year ending March 2023: \$618,000

# **Comparable Properties**



2/24a Tennyson St ELWOOD 3184 (REI/VG)



Price: \$549,000 Method: Auction Sale Date: 18/03/2023 Property Type: Apartment



509/220 Commercial Rd PRAHRAN 3181 (REI) Agent Comments



Price: \$520,000 Method: Private Sale Date: 05/06/2023 Property Type: Apartment



11/44 Fitzroy St ST KILDA 3182 (REI/VG)



🔁 -

Agent Comments

Agent Comments

Price: \$505,000 Method: Private Sale Date: 07/05/2023 Property Type: Apartment

#### Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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