

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

4/34 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$655,000 Property Type Unit Suburb St Kilda West

Period - From 28/09/2019 to 27/09/2020 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	10/11-17 Park St ST KILDA WEST 3182	\$660,000	08/04/2020
2	6/355 Beaconsfield Pde ST KILDA WEST 3182	\$655,000	23/07/2020
3	3/42 Grey St ST KILDA 3182	\$605,000	02/08/2020

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:

28/09/2020 09:47



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
28/09/2019 - 27/09/2020: \$655,000

Comparable Properties



10/11-17 Park St ST KILDA WEST 3182
(REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 08/04/2020
Property Type: Apartment

6/355 Beaconsfield Pde ST KILDA WEST 3182
(VG)

Agent Comments



Price: \$655,000
Method: Sale
Date: 23/07/2020
Property Type: Strata Flat - Single OYO Flat



3/42 Grey St ST KILDA 3182 (REI)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 02/08/2020
Property Type: Apartment