

## 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

10/98 Park Street St Kilda West VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

### 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 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

12/197 Canterbury Road St Kilda West VIC 3182	\$517,500	26-Oct-20
8/28 Patterson Street Middle Park VIC 3206	\$533,000	22-Oct-20
10/5-7 Harold Street Middle Park VIC 3206	\$432,000	19-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 09 February 2021



**12/197 Canterbury Road St Kilda West VIC 3182**

 1  1  1

Sold Price

<sup>RS</sup> **\$517,500** Sold Date **26-Oct-20**

Distance **0.23km**



**8/28 Patterson Street Middle Park VIC 3206**

 1  1  2

Sold Price

**\$533,000** Sold Date **22-Oct-20**

Distance **0.46km**



**10/5-7 Harold Street Middle Park VIC 3206**

 1  1  1

Sold Price

**\$432,000** Sold Date **19-Dec-20**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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