

## 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

3 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)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,650,000 House X Unit Suburb St Kilda West

Period - From 01/04/2018 to 31/03/2019 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	124 Argyle St ST KILDA 3182	\$1,700,000	05/04/2019
2	51 Park St ST KILDA WEST 3182	\$1,700,000	12/11/2018
3	32 Longmore St ST KILDA WEST 3182	\$1,550,000	30/03/2019

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.

3 Park Street, St Kilda West Vic 3182

**GREG HOCKING**  
HOLDSWORTH

Warwick Gardiner

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**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending March 2019: \$1,650,000



3 1 0

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 242 sqm approx

Agent Comments

## Comparable Properties



**124 Argyle St ST KILDA 3182 (REI)**

Agent Comments

3 1 -

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 05/04/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 290 sqm approx



**51 Park St ST KILDA WEST 3182 (VG)**

Agent Comments

3 - -

**Price:** \$1,700,000

**Method:** Sale

**Date:** 12/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 279 sqm approx



**32 Longmore St ST KILDA WEST 3182 (REI)**

Agent Comments

3 1 -

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 30/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 175 sqm approx