

Warwick Gardiner 8644 5500 0438 308 555 wgardiner@greghocking.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	3 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 \$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$1,650,000	Ηοι	ıse X	Unit		Suburb	St Kilda West
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

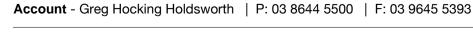
Comparable property sales (*Delete A or B below as applicable)

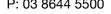
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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.





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Indicative Selling Price \$1,500,000 - \$1,600,000 **Median House Price** Year ending March 2019: \$1,650,000

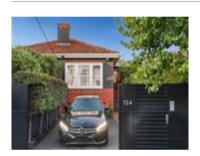


Rooms:

Property Type: House (Res) Land Size: 242 sgm approx

Agent Comments

Comparable Properties



124 Argyle St ST KILDA 3182 (REI)

-3





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)

--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)







Price: \$1,550,000 Method: Auction Sale

Property Type: House (Res)

Date: 30/03/2019 Rooms: -

Land Size: 175 sqm approx

Account - Greg Hocking Holdsworth | P: 03 8644 5500 | F: 03 9645 5393





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Agent Comments

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