

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

28/107 PARK STREET ST KILDA WEST VIC 3182

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 May 2022

to

30 Apr 2023

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

10/107 PARK STREET ST KILDA WEST VIC 3182	\$475,000	03-Apr-23
3/11-17 PARK STREET ST KILDA WEST VIC 3182	\$475,000	28-Jan-23
11/197 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$486,000	03-May-23

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: 15 May 2023

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**10/107 PARK STREET ST KILDA
WEST VIC 3182**

1 1 1

Sold Price ^{RS} **\$475,000** ^{UN} Sold Date **03-Apr-23**

Distance **0km**



**3/11-17 PARK STREET ST KILDA
WEST VIC 3182**

1 1 1

Sold Price **\$475,000** Sold Date **28-Jan-23**

Distance **0.69km**



**11/197 CANTERBURY ROAD ST
KILDA WEST VIC 3182**

1 1 1

Sold Price ^{RS} **\$486,000** Sold Date **03-May-23**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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