

# 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

5/3 Cowderoy 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)

Single price

\$495,000

### Median sale price

Median price

\$611,000

Property Type

Unit

Suburb

St Kilda West

Period - From

08/09/2020

to

07/09/2021

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	10/98 Park St ST KILDA WEST 3182	\$525,000	12/03/2021
2	5/108 Park St ST KILDA WEST 3182	\$506,000	24/03/2021
3	3/3 Cowderoy St ST KILDA WEST 3182	\$441,000	01/05/2021

**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:

08/09/2021 13:48

5/3 Cowderoy Street, St Kilda West Vic 3182

GREG HOCKING  
PERSICCHETTI

Campbell Kilsby

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ckilsby@greghocking.com.au

**Indicative Selling Price**

\$495,000

**Median Unit Price**

08/09/2020 - 07/09/2021: \$611,000



1 bed 1 bath 0 car

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



10/98 Park St ST KILDA WEST 3182 (REI/VG)

**Agent Comments**

1 bed 1 bath - car

**Price:** \$525,000

**Method:** Private Sale

**Date:** 12/03/2021

**Property Type:** Apartment



5/108 Park St ST KILDA WEST 3182 (REI/VG)

**Agent Comments**

1 bed 1 bath 1 car

**Price:** \$506,000

**Method:** Private Sale

**Date:** 24/03/2021

**Property Type:** Apartment



3/3 Cowderoy St ST KILDA WEST 3182 (REI/VG)

**Agent Comments**

1 bed 1 bath - car

**Price:** \$441,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** Apartment

**Account** - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276



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