# 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

## 32/82 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		\$400,000	&	\$440,000		
<b>Median sale price</b> (*Delete house or unit as applicable)									
Median Price	\$560,000	Prop	erty type	Unit		Suburb	St Kilda West		
Period-from	01 Sep 2023	to	31 Aug 2	024	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	
7/108 PARK STREET ST KILDA WEST VIC 3182	\$465,000	04-Sep-24	
3/14 DEAKIN STREET ST KILDA WEST VIC 3182	\$460,000	21-May-24	
18/41 PARK STREET ST KILDA WEST VIC 3182	\$405,000	07-Apr-24	

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: 23 September 2024

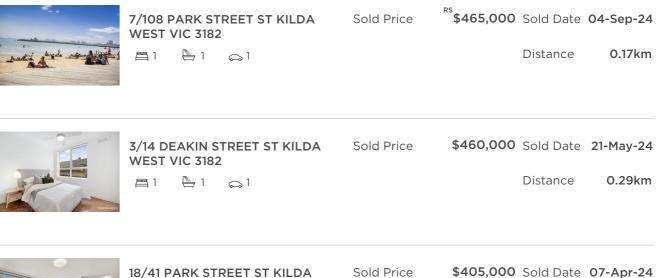


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	18/41 PARK STREET ST KILDA WEST VIC 3182			Sold Price	\$405,000	Sold Date	07-Apr-24
	酉 1	1	<b>G</b> 1			Distance	0.23km

RS = Recent sale UN = Undisclosed Sale

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