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

12/4 Pilley Street, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,050,000		&		\$1,150,000				
Median sale price									
Median price	\$1,114,425	Pro	operty Type	Том	nhouse		Suburb	St Kilda East	
Period - From	20/08/2023	to	19/08/2024		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	60/8 Perth St PRAHRAN 3181	\$1,100,000	18/07/2024
2	47 Leslie St ST KILDA EAST 3183	\$1,200,000	03/05/2024
3	3 Goathlands St ST KILDA EAST 3183	\$1,071,000	07/03/2024

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:

20/08/2024 09:49









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median Townhouse Price 20/08/2023 - 19/08/2024: \$1,114,425

Comparable Properties



60/8 Perth St PRAHRAN 3181 (REI)



Price: \$1,100,000 Method: Private Sale Date: 18/07/2024 Property Type: Townhouse (Single) Agent Comments



47 Leslie St ST KILDA EAST 3183 (VG)

Agent Comments

Agent Comments



Price: \$1,200,000 Method: Sale Date: 03/05/2024 Property Type: House - Attached House N.E.C. Land Size: 135 sqm approx



3 Goathlands St ST KILDA EAST 3183 (REI/VG)



Price: \$1,071,000 Method: Auction Sale Date: 07/03/2024 Property Type: House (Res)

Account - Atria Real Estate



propertydata

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