

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

11/11-17 Park Street, St Kilda West Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000 & \$480,000

Median sale price

Median price \$530,000 Property Type Unit Suburb St Kilda West

Period - From 01/01/2019 to 31/12/2019 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.

	Address of comparable property	Price	Date of sale
1	2/17 Robe St ST KILDA 3182	\$475,000	23/01/2020
2	1/12 Acland St ST KILDA 3182	\$470,000	22/11/2019
3	19/105-107 Park St ST KILDA WEST 3182	\$460,000	30/11/2019

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.~~

This Statement of Information was prepared on:

24/03/2020 10:51



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$460,000 - \$480,000
Median Unit Price
Year ending December 2019: \$530,000

Comparable Properties



2/17 Robe St ST KILDA 3182 (VG)

Agent Comments

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Price: \$475,000
Method: Sale
Date: 23/01/2020
Property Type: House - Attached House N.E.C.
Land Size: 1712 sqm approx



1/12 Acland St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$470,000
Method: Sold Before Auction
Date: 22/11/2019
Rooms: 2
Property Type: Apartment

19/105-107 Park St ST KILDA WEST 3182 (VG)

Agent Comments

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Price: \$460,000
Method: Sale
Date: 30/11/2019
Property Type: Flat/Unit/Apartment (Res)