

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

9/11-17 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

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Mar 2021

to

28 Feb 2022

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

7/39 ACLAND STREET ST KILDA VIC 3182	\$850,000	29-Sep-21
5/42 GREY STREET ST KILDA VIC 3182	\$702,000	23-Nov-21
14/20 PRINCES STREET ST KILDA VIC 3182	\$790,000	26-Feb-22

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: 10 March 2022

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**7/39 ACLAND STREET ST KILDA
VIC 3182**

2 1 1

Sold Price **\$850,000** Sold Date **29-Sep-21**

Distance **0.46km**



**5/42 GREY STREET ST KILDA VIC
3182**

2 1 -

Sold Price **\$702,000** Sold Date **23-Nov-21**

Distance **0.53km**



**14/20 PRINCES STREET ST KILDA
VIC 3182**

2 1 2

Sold Price ^{RS} **\$790,000** Sold Date **26-Feb-22**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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