### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Address	12/70 Park Street, St Kilda West Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$560,000 & \$600,000	Range between	\$560,000	&	\$600,000
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#### Median sale price

Median price	\$600,000	Pro	perty Type	Jnit		Suburb	St Kilda West
Period - From	06/07/2019	to	05/07/2020	S	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.

#### Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	10/11-17 Park St ST KILDA WEST 3182	\$660,000	08/04/2020
2	2/76-80 Grey St ST KILDA 3182	\$654,000	29/02/2020
3	8/24 Loch St ST KILDA WEST 3182	\$600,000	26/05/2020

#### 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:	06/07/2020 16:14

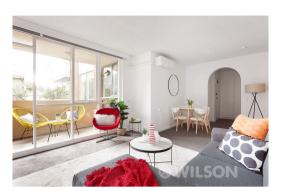


Date of sale



Grace Le-Francke 9525 4166 0419 379 998 glefrancke@wilsonagents.com.au

Indicative Selling Price \$560,000 - \$600,000 Median Unit Price 06/07/2019 - 05/07/2020: \$600,000



**1** 2 **1 2** 

**Property Type:** Strata Unit/Flat **Land Size:** 72 approx sqm approx

**Agent Comments** 

Original solid 1970s apartment with Parking!

## Comparable Properties



10/11-17 Park St ST KILDA WEST 3182

(REI/VG)

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**6** 

Price: \$660,000 Method: Private Sale Date: 08/04/2020

**Property Type:** Apartment

**Agent Comments** 

2/76-80 Grey St ST KILDA 3182 (REI)

**--** 2



**≨** 1

Price: \$654,000 Method: Auction Sale Date: 29/02/2020

**Property Type:** Apartment

**Agent Comments** 



8/24 Loch St ST KILDA WEST 3182 (REI)

**—** 2



**A** 

Price: \$600,000 Method: Private Sale Date: 26/05/2020

Property Type: Apartment

Agent Comments

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765



