

# 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

12/70 Park Street, St Kilda West Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$600,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb St Kilda West

Period - From 06/07/2019 to 05/07/2020 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	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



**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)**

**Agent Comments**



**Price:** \$660,000

**Method:** Private Sale

**Date:** 08/04/2020

**Property Type:** Apartment

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

**Agent Comments**



**Price:** \$654,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Apartment



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

**Agent Comments**



**Price:** \$600,000

**Method:** Private Sale

**Date:** 26/05/2020

**Property Type:** Apartment