

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

3/7-9 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$511,000

Property Type

Unit

Suburb

St Kilda West

Period - From

01/07/2018

to

30/06/2019

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	3/16-20 York St ST KILDA WEST 3182	\$780,000	31/08/2019
2	1/24 Belford St ST KILDA 3182	\$755,000	05/10/2019
3	6/17 Charnwood Gr ST KILDA 3182	\$751,000	22/09/2019

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:

11/10/2019 09:35



2 1 0

Rooms: 3
Property Type: Apartment
Land Size: 78 sqm approx
Agent Comments

Dean Lang
9536 9202
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Indicative Selling Price
\$750,000

Median Unit Price
Year ending June 2019: \$511,000

Comparable Properties



3/16-20 York St ST KILDA WEST 3182 (REI)

Agent Comments

2 1 -

Price: \$780,000
Method: Auction Sale
Date: 31/08/2019
Property Type: Apartment



1/24 Belford St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$755,000
Method: Auction Sale
Date: 05/10/2019
Property Type: Apartment



6/17 Charnwood Gr ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$751,000
Method: Auction Sale
Date: 22/09/2019
Rooms: 5
Property Type: Apartment