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

117/40 Pakington Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underqu	loting
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Single price \$499,000

Median sale price

Median price	\$575,000	Pro	perty Type Uni	t		Suburb	St Kilda
Period - From	01/01/2021	to	31/03/2021	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	112/233 Dandenong Rd WINDSOR 3181	\$499,000	18/01/2021
2	23/9 Meadow St ST KILDA EAST 3183	\$498,000	13/12/2020
3	107/40 Pakington St ST KILDA 3182	\$487,000	29/01/2021

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:

24/05/2021 17:20









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$499,000 Median Unit Price March quarter 2021: \$575,000

Comparable Properties



112/233 Dandenong Rd WINDSOR 3181 (REI/VG)



Price: \$499,000 Method: Private Sale Date: 18/01/2021 Property Type: Apartment Agent Comments



23/9 Meadow St ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$498,000 Method: Auction Sale Date: 13/12/2020 Property Type: Apartment



107/40 Pakington St ST KILDA 3182 (REI/VG) Agent Comments



Price: \$487,000 Method: Private Sale Date: 29/01/2021 Property Type: Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.