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

18/41 Park Street, St Kilda West Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$400,000		&		\$430,000			
Median sale pr	rice							
Median price	\$502,500	Pro	operty Type	Unit			Suburb	St Kilda West
Period - From	01/01/2023	to	31/12/2023		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	12/282 Barkly St ELWOOD 3184	\$425,000	09/01/2024
2	5/102 Park St ST KILDA WEST 3182	\$415,000	18/11/2023
3	8/32 Fitzroy St ST KILDA 3182	\$400,000	27/09/2023

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:

12/02/2024 11:17







Property Type: Apartment Agent Comments

Indicative Selling Price \$400,000 - \$430,000 Median Unit Price Year ending December 2023: \$502,500

Comparable Properties



12/282 Barkly St ELWOOD 3184 (REI)

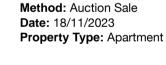


Price: \$425,000 Method: Private Sale Date: 09/01/2024 Property Type: Apartment Agent Comments



 Image: 1
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 Price: \$415,000



8/32 Fitzroy St ST KILDA 3182 (REI/VG)

5/102 Park St ST KILDA WEST 3182 (REI/VG)



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Agent Comments

Agent Comments

Price: \$400,000 Method: Private Sale Date: 27/09/2023 Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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