

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

107/40 Pakington Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$470,000 & \$517,000

Median sale price

Median price \$572,500 Property Type Unit Suburb St Kilda

Period - From 01/10/2019 to 30/09/2020 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	42/3 Herbert St ST KILDA 3182	\$515,000	07/10/2020
2	4/25 Jackson St ST KILDA 3182	\$507,000	06/11/2020
3	G07/40-44 Pakington St ST KILDA 3182	\$505,000	19/06/2020

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:

08/12/2020 18:02



Property Type: House (Res)

Land Size: 1846 sqm approx

Agent Comments

Comparable Properties

42/3 Herbert St ST KILDA 3182 (VG)

Agent Comments



Price: \$515,000

Method: Sale

Date: 07/10/2020

Property Type: Subdivided Flat - Single OYO Flat



4/25 Jackson St ST KILDA 3182 (REI)

Agent Comments



Price: \$507,000

Method: Sold Before Auction

Date: 06/11/2020

Property Type: Apartment

G07/40-44 Pakington St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 19/06/2020

Property Type: Flat/Unit/Apartment (Res)

Land Size: 1852 sqm approx