

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 7,8/21 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$685,000 House Unit X Suburb St Kilda West

Period - From 01/04/2018 to 30/06/2018 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	5/3 Bundalohn Ct ST KILDA 3182	\$440,000	06/06/2018
2	3/3 Cowderoy St ST KILDA WEST 3182	\$422,000	22/09/2018
3	3/9 Dickens St ELWOOD 3184	\$419,000	02/06/2018

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.



			7 - Garage, 8 - None
1	1		

Rooms: 3
Property Type: Stratum
 Apartment
Land Size: 47 approx sqm approx
 Agent Comments

Indicative Selling Price
 \$400,000 - \$440,000
Median Unit Price
 June quarter 2018: \$685,000

Comparable Properties



5/3 Bundalohn Ct ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$440,000
Method: Private Sale
Date: 06/06/2018
Rooms: -
Property Type: Unit



3/3 Cowderoy St ST KILDA WEST 3182 (REI)

Agent Comments

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Price: \$422,000
Method: Auction Sale
Date: 22/09/2018
Rooms: 3
Property Type: Apartment



3/9 Dickens St ELWOOD 3184 (REI)

Agent Comments

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Price: \$419,000
Method: Auction Sale
Date: 02/06/2018
Rooms: 2
Property Type: Apartment