

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

5/70 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$590,000

&

\$630,000

Median sale price

Median price \$651,000

Property Type Unit

Suburb St Kilda West

Period - From 01/07/2021

to 30/06/2022

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	11/99 Alma Rd ST KILDA EAST 3183	\$630,000	11/05/2022
2	7/70 Park St ST KILDA WEST 3182	\$620,000	26/07/2022
3	6/539 St Kilda Rd MELBOURNE 3004	\$595,000	19/06/2022

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:

30/08/2022 14:18



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median Unit Price

Year ending June 2022: \$651,000

Comparable Properties



11/99 Alma Rd ST KILDA EAST 3183 (REI/VG) **Agent Comments**

2 1 1

Price: \$630,000

Method: Sold Before Auction

Date: 11/05/2022

Rooms: 3

Property Type: Apartment



7/70 Park St ST KILDA WEST 3182 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 26/07/2022

Property Type: Apartment



6/539 St Kilda Rd MELBOURNE 3004 (REI/VG) **Agent Comments**

2 2 2

Price: \$595,000

Method: Private Sale

Date: 19/06/2022

Property Type: Apartment