

## 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

6/24 PARK STREET ST KILDA WEST VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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 6 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

5/81 PARK STREET ST KILDA WEST VIC 3182	\$670,000	22-Jun-24
8/6 WOONSOCKET COURT ST KILDA VIC 3182	\$730,000	04-Apr-24
41/350-353 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$730,000	16-May-24

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 6 months.

This Statement of Information was prepared on: 30 July 2024

Rachael O'Connor  
 M 0411 141 923  
 E racheloconnor@mcgrath.com.au



**5/81 PARK STREET ST KILDA WEST VIC 3182** Sold Price <sup>RS</sup> **\$670,000** Sold Date **22-Jun-24**  
 Distance **0.51km**

2 1 1



**8/6 WOONSOCKET COURT ST KILDA VIC 3182** Sold Price **\$730,000** Sold Date **04-Apr-24**  
 Distance **0.75km**

2 1 1



**41/350-353 BEACONSFIELD PARADE ST KILDA WEST VIC 3182** Sold Price Sold Date **16-May-24**  
 Distance **0.16km**

2 1 1

**RS** = Recent sale      **UN** = Undisclosed Sale

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