

# 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

54 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)

Single price

\$3,850,000

### Median sale price

Median price

\$2,905,000

Property Type

House

Suburb

St Kilda West

Period - From

29/06/2019

to

28/06/2020

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	25 Mary St ST KILDA WEST 3182	\$4,000,000	09/06/2020
2	47 Nimmo St MIDDLE PARK 3206	\$3,815,000	24/04/2020
3	50 Chaucer St ST KILDA 3182	\$3,710,000	15/02/2020

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:

29/06/2020 12:41



 5  2  2

**Property Type:** House (Res)

**Land Size:** 500 approx sqm  
approx

**Agent Comments**

Amazing, freestanding Queen Anne Federation Home

## Comparable Properties



**25 Mary St ST KILDA WEST 3182 (REI)**

**Agent Comments**

 4  4  2

**Price:** \$4,000,000

**Method:** Sold Before Auction

**Date:** 09/06/2020

**Property Type:** House (Res)

**47 Nimmo St MIDDLE PARK 3206 (REI)**

**Agent Comments**

 4  2  -

**Price:** \$3,815,000

**Method:** Private Sale

**Date:** 24/04/2020

**Property Type:** House

**Land Size:** 370 sqm approx



**50 Chaucer St ST KILDA 3182 (REI/VG)**

**Agent Comments**

 5  2  2

**Price:** \$3,710,000

**Method:** Auction Sale

**Date:** 15/02/2020

**Property Type:** House (Res)

**Land Size:** 384 sqm approx