

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

1/107 PARK STREET ST KILDA WEST VIC 3182

Indicative selling price

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

Single Price

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

St Kilda West

Period-from

01 Mar 2023

to

29 Feb 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

2/5 MARY STREET ST KILDA WEST VIC 3182	\$450,000	07-Feb-24
12/5-7 HAROLD STREET MIDDLE PARK VIC 3206	\$445,000	27-Oct-23
11/14 DEAKIN STREET ST KILDA WEST VIC 3182	\$450,000	28-Sep-23

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.~~

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2/5 MARY STREET ST KILDA WEST VIC 3182 Sold Price **\$450,000** Sold Date **07-Feb-24**

1 1 1

Distance **0.6km**



12/5-7 HAROLD STREET MIDDLE PARK VIC 3206 Sold Price **\$445,000** Sold Date **27-Oct-23**

1 1 1

Distance **1.03km**



11/14 DEAKIN STREET ST KILDA WEST VIC 3182 Sold Price **\$450,000** Sold Date **28-Sep-23**

1 1 -

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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