## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/4 Park Street, St Kilda West Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au	/underquot	ting				
Single price	e \$199,000									
Median sale price										
Median price	\$600,000	Pro	operty Type	Unit	:		Suburb	St Kilda West		
Period - From	01/10/2023	to	30/09/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4/4 Park St ST KILDA WEST 3182	\$195,000	11/11/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

19/11/2024 08:50



#### \* Professionals





**Property Type:** Apartment Agent Comments

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Indicative Selling Price \$199,000 Median Unit Price Year ending September 2024: \$600,000

# **Comparable Properties**



4/4 Park St ST KILDA WEST 3182 (REI)

**----** 1

Price: \$195,000 Method: Private Sale Date: 11/11/2024 Property Type: Studio Apartment Agent Comments

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.

## Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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