

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

3/4 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Single price \$199,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb St Kilda West

Period - From 01/10/2023

to 30/09/2024

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	4/4 Park St ST KILDA WEST 3182	\$195,000	11/11/2024
2			
3			

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:

19/11/2024 08:50

Dannie Corr
+ 61 3 9534 8014
+61 418 100 226
sales@whiting.com.au



 1  1  0

Property Type: Apartment

Agent Comments

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)

Agent Comments

 -  1  -

Price: \$195,000

Method: Private Sale

Date: 11/11/2024

Property Type: Studio Apartment

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