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 7/11 Park Street, St Kilda West Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	\$430,000							

Median sale price

Median price	\$547,500	Pro	operty Type Unit	:		Suburb	St Kilda West
Period - From	05/06/2023	to	04/06/2024	Sou	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3/22-24 Nelson St BALACLAVA 3183	\$430,000	13/05/2024
2	16/8 St Leonards Av ST KILDA 3182	\$435,000	29/04/2024
3	1/105-107 Park St ST KILDA WEST 3182	\$429,000	17/04/2024

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:

05/06/2024 16:52







Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$430,000 Median Unit Price 05/06/2023 - 04/06/2024: \$547,500

Comparable Properties



3/22-24 Nelson St BALACLAVA 3183 (REI)



Price: \$430,000 Method: Private Sale Date: 13/05/2024 Property Type: Apartment Agent Comments



16/8 St Leonards Av ST KILDA 3182 (REI)

Agent Comments



Price: \$435,000 Method: Private Sale Date: 29/04/2024 Property Type: Apartment



1/105-107 Park St ST KILDA WEST 3182 (REI) Agent Comments



Price: \$429,000 Method: Private Sale Date: 17/04/2024 Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



propertydata

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