

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

7/66 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Single price

\$459,500

Median sale price

Median price

\$482,500

Property Type

Unit

Suburb

St Kilda West

Period - From

01/04/2021

to

30/06/2021

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	1/43 Park St ST KILDA WEST 3182	\$450,000	13/02/2021
2	4/43 Park St ST KILDA WEST 3182	\$475,000	29/01/2021
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:

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Indicative Selling Price
\$459,500

Median Unit Price
June quarter 2021: \$482,500



Rooms: 2
Property Type: Flat
Agent Comments

Comparable Properties



1/43 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$450,000
Method: Auction Sale
Date: 13/02/2021
Property Type: Apartment



4/43 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$475,000
Method: Sold Before Auction
Date: 29/01/2021
Rooms: 2
Property Type: 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.