

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 215/40-44 Pakington Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$620,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2020 to 31/03/2020 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	4/37 Gourlay St BALACLAVA 3183	\$541,000	25/04/2020
2	4/68 Alma Rd ST KILDA 3182	\$520,000	29/02/2020
3	304F/7 Greeves St ST KILDA 3182	\$480,000	04/03/2020

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.~~

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Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
March quarter 2020: \$620,000



2 1 1

Property Type: Apartment
Agent Comments
Plus Storage Cage

Comparable Properties



4/37 Gourlay St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$541,000
Method: Private Sale
Date: 25/04/2020
Property Type: Apartment



4/68 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000
Method: Auction Sale
Date: 29/02/2020
Property Type: Apartment



304F/7 Greeves St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$480,000
Method: Sale by Tender
Date: 04/03/2020
Property Type: Apartment