

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 11/82 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$670,000 & \$700,000

Median sale price

Median price \$633,000 Property type Unit Suburb St Kilda West

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales

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
6/22 Charnwood Crescent, St Kilda	\$700,000	28/02/2022
12/47 Acland Street, St Kilda	\$695,000	11/12/2021
4/34 Park Street, St Kilda West	\$695,000	13/11/2021

This Statement of Information was prepared on: 11 May 2022