

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

8/43 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$440,000

&

\$460,000

Median sale price

Median price \$632,500

Property Type Unit

Suburb St Kilda West

Period - From 01/10/2021

to

31/12/2021

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	10/102 Park St ST KILDA WEST 3182	\$485,000	09/12/2021
2	205F/7 Greeves St ST KILDA 3182	\$445,000	02/12/2021
3	205/7 Greeves St ST KILDA 3182	\$445,000	06/12/2021

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:

24/02/2022 11:22

**Property Type:**

Agent Comments

Indicative Selling Price

\$440,000 - \$460,000

Median Unit Price

December quarter 2021: \$632,500

Comparable Properties

**10/102 Park St ST KILDA WEST 3182 (REI/VG)** Agent Comments**Price:** \$485,000**Method:** Private Sale**Date:** 09/12/2021**Property Type:** Apartment**205F/7 Greeves St ST KILDA 3182 (VG)**

Agent Comments

**Price:** \$445,000**Method:** Sale**Date:** 02/12/2021**Property Type:** Subdivided Flat - Single OYO Flat**205/7 Greeves St ST KILDA 3182 (REI)**

Agent Comments

**Price:** \$445,000**Method:** Sold Before Auction**Date:** 06/12/2021**Property Type:** Apartment

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545