Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	8/43 Park Street, St Kilda West Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$440,000 & \$460,000	Range between	\$440,000	&	\$460,000
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Median sale price

Median price	\$632,500	Pro	perty Type	Jnit		Suburb	St Kilda West
Period - From	01/10/2021	to	31/12/2021	9	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

Add	dress 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

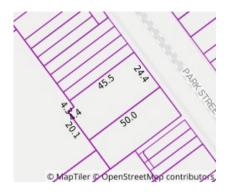
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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



RT Edgar





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

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Price: \$485,000 Method: Private Sale Date: 09/12/2021

Property Type: Apartment



205F/7 Greeves St ST KILDA 3182 (VG)

💾 1 🙀 - 🛱 -

Price: \$445,000 Method: Sale Date: 02/12/2021

Property Type: Subdivided Flat - Single OYO

Flat

Agent Comments



205/7 Greeves St ST KILDA 3182 (REI)

= 1 **-** 1 **-** 3

Price: \$445,000

Method: Sold Before Auction

Date: 06/12/2021

Property Type: Apartment

Agent Comments

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



