

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

8/108 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

&

\$484,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

St Kilda West

Period - From

01/07/2022

to

30/09/2022

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	2/2 Robe St ST KILDA 3182	\$470,000	17/12/2022
2	10/108 Park St ST KILDA WEST 3182	\$450,000	11/08/2022
3	4/193 Fitzroy St ST KILDA 3182	\$442,000	26/08/2022

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:

11/01/2023 10:20



1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000 - \$484,000

Median Unit Price

September quarter 2022: \$595,000

Comparable Properties



2/2 Robe St ST KILDA 3182 (REI)

Agent Comments

1
 1
 1

Price: \$470,000

Method: Private Sale

Date: 17/12/2022

Property Type: Apartment



10/108 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments

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 1
 1

Price: \$450,000

Method: Private Sale

Date: 11/08/2022

Property Type: Apartment



4/193 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

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 1
 -

Price: \$442,000

Method: Private Sale

Date: 26/08/2022

Property Type: Unit

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336