

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 6/102 Park Street St Kilda West VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$ 350,000 & \$ 380,000

Median sale price

Median price \$481,000 Property type Apartment Suburb St Kilda West

Period - From 1st January 2024 to 31st March 2024 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 3/33 Charnwood Road St Kilda	\$367,000	12 May 2024
2 15/47 Brighton Road St Kilda	\$372,000	28 May 2024
3 1/233 Canterbury Road St Kilda West	\$395,000	30 May 2024

This Statement of Information was prepared on: 17 June 2024