

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

96 Pakington Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$2,350,000

&

\$2,550,000

Median sale price

Median price

\$1,710,000

Property Type

House

Suburb

St Kilda

Period - From

01/04/2022

to

31/03/2023

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.

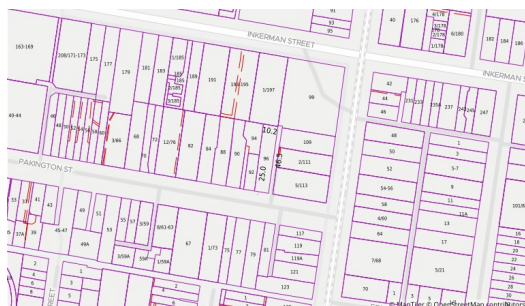
	Address of comparable property	Price	Date of sale
1	51 Shelley St ELWOOD 3184	\$2,550,000	18/03/2023
2	30a Rothesay Av ELWOOD 3184	\$2,400,000	12/12/2022
3	55a Marine Pde ELWOOD 3184	\$2,350,000	19/02/2023

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:

15/05/2023 10:36



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$2,350,000 - \$2,550,000

Median House Price

Year ending March 2023: \$1,710,000

Comparable Properties



51 Shelley St ELWOOD 3184 (REI)

Agent Comments

4 2 1

Price: \$2,550,000

Method: Sold Before Auction

Date: 18/03/2023

Property Type: House (Res)

Land Size: 542 sqm approx



30a Rothesay Av ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$2,400,000

Method: Private Sale

Date: 12/12/2022

Property Type: Townhouse (Res)



55a Marine Pde ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$2,350,000

Method: Private Sale

Date: 19/02/2023

Property Type: House

Land Size: 293 sqm approx