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	8/65-67 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Range between $600,000 & $650,000

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	13/65 Park St, St Kilda West, Vic 3182, Australia	$649,500	23/09/2021
2	8/43 Dalgety St ST KILDA 3182	$650,000	08/12/2021
3	5/6 West Beach Rd ST KILDA WEST 3182	$632,500	13/10/2021

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: 02/02/2022 11:08

8/65-67 Park Street, St Kilda West Vic 3182



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
December quarter 2021: $632,500

Comparable Properties

13/65 Park St, St Kilda West, Vic 3182, Australia (REI)

2 1 -

Price: $649,500
Method:
Date: 23/09/2021
Property Type: Apartment

Agent Comments



8/43 Dalgety St ST KILDA 3182 (REI)

2 1 -

Price: $650,000
Method: Sold Before Auction
Date: 08/12/2021
Property Type: Apartment

Agent Comments



5/6 West Beach Rd ST KILDA WEST 3182 (REI/VG)

2 1 -

Price: $632,500
Method: Private Sale
Date: 13/10/2021
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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