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<br>Including suburb and postcode | 29/107 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 | $515,000 | ~~or range between~~ | | & |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $587,500 | Property type | Unit | Suburb | St Kilda West |
| Period-from | 01 Sep 2020 | to | 31 Aug 2021 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 14/43 Park Street St Kilda West VIC 3182 | $444,000 | 20-Jul-21 |
| 5/90-92 Hambleton Street Middle Park VIC 3206 | $510,000 | 10-Apr-21 |
| 5/108 Park Street St Kilda West VIC 3182 | $506,000 | 24-Mar-21 |

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 6 months.~~

This Statement of Information was prepared on: 30 September 2021

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**14/43 Park Street St Kilda West VIC 3182**

1 1 1

Sold Price **$444,000** Sold Date **20-Jul-21**

Distance **0.41km**



**5/90-92 Hambleton Street Middle Park VIC 3206**

1 1 1

Sold Price **$510,000** Sold Date **10-Apr-21**

Distance **1.17km**



**5/108 Park Street St Kilda West VIC 3182**

1 1 1

Sold Price **$506,000** Sold Date **24-Mar-21**

Distance **0.09km**

**RS** = Recent sale **UN** = Undisclosed Sale

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