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	3/136 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	$500,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$611,000	Property type	Unit	Suburb	St Kilda West
Period-from	01 Jul 2020	to	30 Jun 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
10/39 Acland Street St Kilda VIC 3182	$515,000	13-May-21
10/98 Park Street St Kilda West VIC 3182	$525,000	11-Mar-21
5/53-55 Finlay Street Albert Park VIC 3206	$540,000	22-May-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: 07 July 2021

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10/39 Acland Street St Kilda VIC 3182

1 1 1

Sold Price RS $515,000 Sold Date 13-May-21

Distance 1.21km

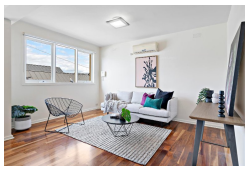


10/98 Park Street St Kilda West VIC 3182

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Sold Price $525,000 Sold Date 11-Mar-21

Distance 0.2km



5/53-55 Finlay Street Albert Park VIC 3206

1 1 1

Sold Price RS $540,000 Sold Date 22-May-21

Distance 1.75km

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

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