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	4/75 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	$850,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$582,500	Property type	Unit	Suburb	St Kilda West
Period-from	01 Nov 2020	to	31 Oct 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
3/310-311 Beaconsfield Parade Middle Park VIC 3206	$950,000	27-Jun-21
1/79 Barkly Street St Kilda VIC 3182	$900,000	19-Aug-21
4/20 Charnwood Road St Kilda VIC 3182	$860,000	17-Jun-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: 15 November 2021

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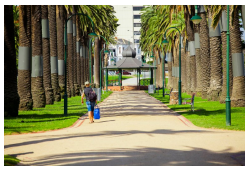


3/310-311 Beaconsfield Parade Middle Park VIC 3206

2 1 -

Sold Price **$950,000** Sold Date **27-Jun-21**

Distance **0.31km**



1/79 Barkly Street St Kilda VIC 3182

2 1 1

Sold Price **$900,000** Sold Date **19-Aug-21**

Distance **1.22km**



4/20 Charnwood Road St Kilda VIC 3182

2 1 -

Sold Price **$860,000** Sold Date **17-Jun-21**

Distance **1.42km**

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

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