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	5/6 West Beach Road 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	$649,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Flats	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
7/23 Park Street St Kilda West VIC 3182	$615,000	17-Apr-21
1/35 Grey Street St Kilda VIC 3182	$641,500	03-Jun-21
12/9 Eildon Road St Kilda VIC 3182	$667,000	25-Apr-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: 09 September 2021

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7/23 Park Street St Kilda West VIC 3182

2 1 1

Sold Price **$615,000** Sold Date **17-Apr-21**

Distance **0.23km**



1/35 Grey Street St Kilda VIC 3182

2 1 -

Sold Price **$641,500** Sold Date **03-Jun-21**

Distance **0.26km**



12/9 Eildon Road St Kilda VIC 3182

2 1 -

Sold Price **$667,000** Sold Date **25-Apr-21**

Distance **0.37km**

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

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