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	3/14 Deakin 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	$495,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	St Kilda West
Period-from	01 Feb 2021	to	31 Jan 2022	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
3/38 York Street St Kilda West VIC 3182	$515,000	06-Nov-21
29/107 Park Street St Kilda West VIC 3182	$512,000	05-Oct-21
31/107 Park Street St Kilda West VIC 3182	$522,000	22-Sep-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: 03 February 2022

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3/38 York Street St Kilda West VIC 3182

1 1 1

Sold Price **$515,000** Sold Date **06-Nov-21**

Distance **0.41km**



29/107 Park Street St Kilda West VIC 3182

1 1 1

Sold Price **$512,000** Sold Date **05-Oct-21**

Distance **0.52km**



31/107 Park Street St Kilda West VIC 3182

1 1 1

Sold Price **$522,000** Sold Date **22-Sep-21**

Distance **0.52km**

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

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