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	6/86 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	$475,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$632,500	Property type	Unit	Suburb	St Kilda West
Period-from	01 Aug 2021	to	31 Jul 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.

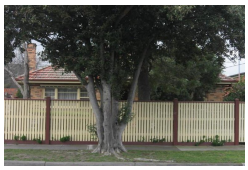
Address of comparable property	Price	Date of sale
10/24 LOCH STREET ST KILDA WEST VIC 3182	$575,000	27-Feb-22
8/14 DEAKIN STREET ST KILDA WEST VIC 3182	$495,000	31-Mar-22
3/25 JACKSON STREET ST KILDA VIC 3182	$500,000	30-Mar-22

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: 23 August 2022

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10/24 LOCH STREET ST KILDA WEST VIC 3182

2 1 1

Sold Price **$575,000** Sold Date **27-Feb-22**

Distance **0.35km**



8/14 DEAKIN STREET ST KILDA WEST VIC 3182

1 1 1

Sold Price **$495,000** Sold Date **31-Mar-22**

Distance **0.31km**



3/25 JACKSON STREET ST KILDA VIC 3182

2 1 1

Sold Price **$500,000** Sold Date **30-Mar-22**

Distance **0.78km**

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

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