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	14/24 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$619,500	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
7/70 PARK STREET ST KILDA WEST VIC 3182	$620,000	26-Jul-22
1/66 PARK STREET ST KILDA WEST VIC 3182	$710,000	19-Feb-22
51/3 ALFRED SQUARE ST KILDA VIC 3182	$670,000	09-Apr-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: 15 August 2022

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7/70 PARK STREET ST KILDA WEST VIC 3182

2 1 1

Sold Price RS **$620,000** Sold Date **26-Jul-22**

Distance **0.22km**



1/66 PARK STREET ST KILDA WEST VIC 3182

2 1 1

Sold Price **$710,000** Sold Date **19-Feb-22**

Distance **0.21km**



51/3 ALFRED SQUARE ST KILDA VIC 3182

2 1 1

Sold Price **$670,000** Sold Date **09-Apr-22**

Distance **0.51km**

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

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