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	2/41 Park Street, St Kilda West Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $399,000

Median sale price

Median price $570,000 Property Type Unit Suburb St Kilda West

Period - From 01/04/2023 to 31/03/2024 Source REIV

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 six 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
1	20/41 Park St ST KILDA WEST 3182	$415,000	18/05/2024
2	18/41 Park St ST KILDA WEST 3182	$405,000	06/04/2024
3			

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 six months.

This Statement of Information was prepared on: 17/06/2024 12:25

2/41 Park Street, St Kilda West Vic 3182

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$399,000
Median Unit Price
Year ending March 2024: $570,000

Comparable Properties

20/41 Park St ST KILDA WEST 3182 (REI)

1 1 1

Agent Comments

Price: $415,000
Method:
Date: 18/05/2024
Property Type: Flat



18/41 Park St ST KILDA WEST 3182 (REI/VG)

1 1 1

Agent Comments

Price: $405,000
Method: Private Sale
Date: 06/04/2024
Property Type: Apartment

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 six months.

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