STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

3/75 Park Street, St Kilda West, VIC 3182

Indicative selling price

Single Price or Range between

$800,000 - $850,000

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

Median sale price

Median Price	Property Type	Suburb
$495,000	Unit	ST KILDA WEST
Period From	**Period To**	**Source**
30/04/2019	30/10/2019	Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



2/35-37 ROBE STREET
ST KILDA

2 1 1

Price $882,500
Date of Sale 21/09/2019
Land 678 sqm



48/151 FITZROY STREET
ST KILDA

2 1 1

Price $848,901
Date of Sale 21/09/2019
Land 0 sqm



3/20 YORK STREET
ST KILDA WEST

2 1

Price $780,000
Date of Sale 31/08/2019
Land 693 sqm