Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 31/82 Park Street, St Kilda West Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$490,000		&		\$539,000			
Median sale p	rice							
Median price	\$483,000	Pro	operty Type	Unit			Suburb	St Kilda West
Period - From	29/11/2022	to	28/11/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	14/17 Queens Rd MELBOURNE 3004	\$540,000	16/10/2023
2	12/321 Beaconsfield Pde ST KILDA WEST 3182	\$505,000	16/09/2023
3	507/16 Porter St PRAHRAN 3181	\$500,000	26/10/2023

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:

29/11/2023 10:39







Property Type: Unit Agent Comments

Indicative Selling Price \$490,000 - \$539,000 **Median Unit Price** 29/11/2022 - 28/11/2023: \$483,000

Comparable Properties



14/17 Queens Rd MELBOURNE 3004 (REI)



Price: \$540,000 Method: Private Sale Date: 16/10/2023 Property Type: Apartment

12/321 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)

Agent Comments

Agent Comments





Price: \$505,000 Method: Auction Sale Date: 16/09/2023 Property Type: Unit



507/16 Porter St PRAHRAN 3181 (REI)



Agent Comments

Price: \$500.000 Method: Private Sale Date: 26/10/2023 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



propertydata

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