

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

7/102 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$430,000 & \$470,000

Median sale price

Median price \$632,500 Property Type Unit Suburb St Kilda West

Period - From 01/10/2021 to 31/12/2021 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	3/14 Deakin St ST KILDA WEST 3182	\$460,000	09/02/2022
2	6/8 St Leonards Av ST KILDA 3182	\$437,500	06/11/2021
3	14/207 Canterbury Rd ST KILDA WEST 3182	\$435,000	28/12/2021

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:

21/02/2022 16:01

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Indicative Selling Price
\$430,000 - \$470,000
Median Unit Price
December quarter 2021: \$632,500



Rooms: 3
Property Type: Apartment
Agent Comments

Comparable Properties



3/14 Deakin St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 09/02/2022
Property Type: Apartment



6/8 St Leonards Av ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$437,500
Method: Private Sale
Date: 06/11/2021
Property Type: Apartment



14/207 Canterbury Rd ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 28/12/2021
Property Type: Apartment

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