

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 11/136 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Single price \$455,000

Median sale price

Median price \$685,000 House Unit X Suburb St Kilda West
Period - From 01/04/2018 to 30/06/2018 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 12/197 Canterbury Road, ST KILDA WEST	\$572,500	24/04/2018
2 10/72 Patterson Street, MIDDLE PARK	\$439,000	05/04/2018
3 1/31 York Street, ST KILDA WEST	\$490,000	22/02/2018

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.~~



1 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$455,000
Median Unit Price
June quarter 2018: \$685,000

Comparable Properties



12/197 Canterbury Rd ST KILDA WEST 3182 (REI) **Agent Comments**

1 1 1

Price: \$572,5000
Method: Sale
Date: 24/04/2018
Property Type: Unit (Res)



10/72 Patterson St MIDDLE PARK 3206 (REI) **Agent Comments**

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Price: \$439,000
Method: Sale
Date: 05/04/2018
Property Type: Unit (Res)



1/31 York Street ST KILDA WEST 3182 (REI) **Agent Comments**

1 1 1

Price: \$490,000
Method: Sale
Date: 22/02/2018
Property Type: Unit (Res)