

# 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

11/14 Deakin Street, St Kilda West Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$460,000

### Median sale price

Median price \$520,000 Property Type Unit Suburb St Kilda West

Period - From 01/07/2022 to 30/06/2023 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	28/107 Park St ST KILDA WEST 3182	\$457,000	30/05/2023
2	7/323 Beaconsfield Pde ST KILDA WEST 3182	\$455,000	22/08/2023
3	21/41 Park St ST KILDA WEST 3182	\$440,000	16/06/2023

**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:

31/08/2023 12:18



 1  
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  1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$420,000 - \$460,000

**Median Unit Price**

Year ending June 2023: \$520,000

## Comparable Properties



**28/107 Park St ST KILDA WEST 3182 (REI/VG)** **Agent Comments**

 1  
  1  
  1

**Price:** \$457,000

**Method:** Private Sale

**Date:** 30/05/2023

**Property Type:** Apartment



**7/323 Beaconsfield Pde ST KILDA WEST 3182 (REI)** **Agent Comments**

 1  
  1  
  1

**Price:** \$455,000

**Method:** Private Sale

**Date:** 22/08/2023

**Property Type:** Unit



**21/41 Park St ST KILDA WEST 3182 (VG)** **Agent Comments**

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**Price:** \$440,000

**Method:** Sale

**Date:** 16/06/2023

**Property Type:** Strata Unit/Flat

**Account - Cayzer** | P: 03 9699 5999



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