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

14B Park Street, St Kilda West Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,200,000		&		\$2,400,000				
Median sale p	rice								
Median price	\$2,750,000	Pro	operty Type	Hou	se		Suburb	St Kilda West	
Period - From	01/04/2021	to	30/06/2021		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.

Add	dress of comparable property	Price	Date of sale
1	8 Park St ST KILDA WEST 3182	\$2,750,000	25/06/2021
2	19 York St ST KILDA WEST 3182	\$2,750,000	29/04/2021
3	80 Hambleton St MIDDLE PARK 3206	\$2,505,000	20/03/2021

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.

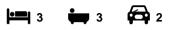
This Statement of Information was prepared on:

11/10/2021 16:11









Property Type: House Agent Comments

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price June quarter 2021: \$2,750,000

Agent Comments

Agent Comments

Comparable Properties

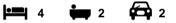


8 Park St ST KILDA WEST 3182 (REI/VG)



Price: \$2,750,000 Method: Private Sale Date: 25/06/2021 Property Type: House Land Size: 288 sqm approx

19 York St ST KILDA WEST 3182 (REI/VG)



Price: \$2,750,000 Method: Sold Before Auction Date: 29/04/2021 Property Type: House (Res) Land Size: 211 sqm approx



80 Hambleton St MIDDLE PARK 3206 (REI/VG) Agent Comments



Price: \$2,505,000 Method: Auction Sale Date: 20/03/2021 Property Type: House (Res) Land Size: 150 sqm approx

Account - Cayzer | P: 03 9699 5999



propertydata

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