

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 between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,750,000 Property Type House Suburb St Kilda West

Period - From 01/04/2021 to 30/06/2021 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	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



 3  3  2

Property Type: House
Agent Comments

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

Comparable Properties



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

Agent Comments

 4  3  2

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)

Agent Comments

 4  2  2

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

 3  2  -

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