

## 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 19/11-17 Park 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 \$630,000 & \$690,000

#### Median sale price

Median price \$596,000 House Unit X Suburb St Kilda West

Period - From 01/07/2017 to 30/09/2017 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	3/34 Park St ST KILDA WEST 3182	\$677,500	31/10/2017
2	10/31 York St ST KILDA WEST 3182	\$640,000	25/05/2017
3	28/11-17 Park St ST KILDA WEST 3182	\$618,000	14/10/2017

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.~~



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**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$690,000  
**Median Unit Price**  
September quarter 2017: \$596,000

## Comparable Properties



**3/34 Park St ST KILDA WEST 3182 (REI)**

[Agent Comments](#)

2 1 -

**Price:** \$677,500  
**Method:** Private Sale  
**Date:** 31/10/2017  
**Rooms:** 3  
**Property Type:** Apartment



**10/31 York St ST KILDA WEST 3182 (REI/VG)**

[Agent Comments](#)

2 1 1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 25/05/2017  
**Rooms:** -  
**Property Type:** Apartment



**28/11-17 Park St ST KILDA WEST 3182 (REI)**

[Agent Comments](#)

2 1 1

**Price:** \$618,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** 3  
**Property Type:** Apartment