

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 2/65-67 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$600,000 Property Type Unit Suburb St Kilda West

Period - From 30/10/2023 to 29/10/2024 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	1/52 Canterbury Rd MIDDLE PARK 3206	\$649,000	05/10/2024
2	5/82 Patterson St MIDDLE PARK 3206	\$629,000	01/10/2024
3	14a Dalgety St ST KILDA 3182	\$655,000	24/08/2024

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: 30/10/2024 17:00



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

30/10/2023 - 29/10/2024: \$600,000

Comparable Properties



1/52 Canterbury Rd MIDDLE PARK 3206 (REI) **Agent Comments**

2 1 -

Price: \$649,000

Method: Auction Sale

Date: 05/10/2024

Property Type: Apartment



5/82 Patterson St MIDDLE PARK 3206 (REI) **Agent Comments**

2 1 -

Price: \$629,000

Method: Auction Sale

Date: 01/10/2024

Property Type: Apartment



14a Dalgety St ST KILDA 3182 (REI) **Agent Comments**

2 1 -

Price: \$655,000

Method: Auction Sale

Date: 24/08/2024

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999