

# 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

8/24 Loch 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)

Single price \$625,000

### Median sale price

Median price \$567,500

Property Type Unit

Suburb St Kilda West

Period - From 01/04/2019

to 31/03/2020

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	8/49 Patterson St MIDDLE PARK 3206	\$713,000	14/11/2019
2	37/350 Beaconsfield Pde ST KILDA WEST 3182	\$627,500	07/12/2019
3	33/82 Park St ST KILDA WEST 3182	\$595,000	30/11/2019

**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:

28/04/2020 12:06



2 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$625,000  
**Median Unit Price**  
Year ending March 2020: \$567,500

## Comparable Properties



**8/49 Patterson St MIDDLE PARK 3206 (VG)** [Agent Comments](#)

2 - -

**Price:** \$713,000  
**Method:** Sale  
**Date:** 14/11/2019  
**Property Type:** Flat/Unit/Apartment (Res)



**37/350 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)** [Agent Comments](#)

2 1 1

**Price:** \$627,500  
**Method:** Auction Sale  
**Date:** 07/12/2019  
**Rooms:** 3  
**Property Type:** Apartment



**33/82 Park St ST KILDA WEST 3182 (REI/VG)** [Agent Comments](#)

1 1 1

**Price:** \$595,000  
**Method:** Auction Sale  
**Date:** 30/11/2019  
**Rooms:** 2  
**Property Type:** Apartment