

## 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

88 | 19/11-17 Park Street, St Kilda West Vic 3182 Id Ie

#### Indicative selling price

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

Range betwee	n \$630,000		&		\$690,000				
Median sale p	rice								
Median price	\$596,000	Hous	æ	Unit	t X	(		Suburb	St Kilda West
Period - From	01/07/2017	to	30/09/2017		S	ource	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.

Ad	dress 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.

#### Account - Cayzer | P: 03 9699 5999

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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)



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



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



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



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

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999

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