

# 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

11G/40-44 Pakington Street, St Kilda 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

\$440,000

### Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2022

to

30/09/2023

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	806/70 Queens Rd MELBOURNE 3004	\$432,000	02/10/2023
2	12/7 Cardigan St ST KILDA EAST 3183	\$400,000	18/10/2023
3	9/63 Pakington St ST KILDA 3182	\$360,000	21/09/2023

**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:

30/10/2023 10:20



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$440,000

**Median Unit Price**

Year ending September 2023: \$530,000

## Comparable Properties



**806/70 Queens Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$432,000

**Method:** Private Sale

**Date:** 02/10/2023

**Property Type:** Apartment



**12/7 Cardigan St ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 18/10/2023

**Property Type:** Unit

**Land Size:** 67.50 sqm approx



**9/63 Pakington St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 21/09/2023

**Property Type:** Apartment