

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

13/102 PARK STREET ST KILDA WEST VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

5/102 PARK STREET ST KILDA WEST VIC 3182	\$415,000	18-Nov-23
21/102 PARK STREET ST KILDA WEST VIC 3182	\$410,000	03-Aug-23
21/41 PARK STREET ST KILDA WEST VIC 3182	\$440,000	16-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 21 November 2023



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5/102 PARK STREET ST KILDA
WEST VIC 3182

1 1 -

Sold Price ^{RS} **\$415,000** ^{UN} Sold Date **18-Nov-23**

Distance **0.03km**



21/102 PARK STREET ST KILDA
WEST VIC 3182

1 1 1

Sold Price **\$410,000** Sold Date **03-Aug-23**

Distance **0km**



21/41 PARK STREET ST KILDA
WEST VIC 3182

1 1 1

Sold Price **\$440,000** Sold Date **16-Jun-23**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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