

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

2/41 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Apr 2023

to

31 Mar 2024

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

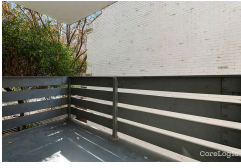
Date of sale

2/5 MARY STREET ST KILDA WEST VIC 3182	\$450,000	07-Feb-24
13/102 PARK STREET ST KILDA WEST VIC 3182	\$440,000	16-Dec-23
21/11-17 PARK STREET ST KILDA WEST VIC 3182	\$435,000	24-Oct-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: 11 April 2024



2/5 MARY STREET ST KILDA WEST VIC 3182 Sold Price **\$450,000** Sold Date **07-Feb-24**

 1  1  1

Distance **0.17km**



13/102 PARK STREET ST KILDA WEST VIC 3182 Sold Price **\$440,000** Sold Date **16-Dec-23**

 1  1  1

Distance **0.35km**



21/11-17 PARK STREET ST KILDA WEST VIC 3182 Sold Price **\$435,000** Sold Date **24-Oct-23**

 1  1  1

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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