

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

2/5 Mary Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$490,500 Property Type Unit Suburb St Kilda West

Period - From 17/01/2023 to 16/01/2024 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	5/102 Park St ST KILDA WEST 3182	\$415,000	18/11/2023
2	13/102 Park St ST KILDA WEST 3182	\$440,000	16/12/2023
3			

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:

17/01/2024 15:34



1 Bed 1 Bath 1 Car

Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
17/01/2023 - 16/01/2024: \$490,500

Comparable Properties



5/102 Park St ST KILDA WEST 3182 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$415,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Apartment



13/102 Park St ST KILDA WEST 3182 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$440,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Apartment

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 - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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