

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 Pattison Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,570,000

Property Type House

Suburb St Kilda

Period - From 01/04/2023

to 30/06/2023

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	17 York St PRAHRAN 3181	\$1,185,000	12/06/2023
2	27 Peel St WINDSOR 3181	\$1,175,000	24/06/2023
3	58 Argyle St ST KILDA 3182	\$1,130,000	03/06/2023

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:

17/07/2023 10:17



2
 1
 2

Property Type: House (Res)

Land Size: 212 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2023: \$1,570,000

Comparable Properties



17 York St PRAHRAN 3181 (REI)

Agent Comments

2
 1
 -

Price: \$1,185,000

Method: Private Sale

Date: 12/06/2023

Property Type: House (Res)



27 Peel St WINDSOR 3181 (REI)

Agent Comments

2
 1
 -

Price: \$1,175,000

Method: Private Sale

Date: 24/06/2023

Property Type: House



58 Argyle St ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$1,130,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372