

# 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

205/40-44 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 \$370,000

### Median sale price

Median price \$555,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2023

to 31/12/2023

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 | G01/40 Pakington St ST KILDA 3182    | \$355,000 | 21/11/2023   |
| 2 | G01/40-44 Pakington St ST KILDA 3182 | \$355,000 | 14/12/2023   |
| 3 | 5/82 Pakington St ST KILDA 3182      | \$300,000 | 09/11/2023   |

**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:

23/02/2024 10:58



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$370,000

**Median Unit Price**

Year ending December 2023: \$555,000

## Comparable Properties

**G01/40 Pakington St ST KILDA 3182 (VG)**

**Agent Comments**



**Price:** \$355,000

**Method:** Sale

**Date:** 21/11/2023

**Property Type:** Subdivided Flat - Single OYO Flat



**G01/40-44 Pakington St ST KILDA 3182 (REI)**

**Agent Comments**



**Price:** \$355,000

**Method:** Private Sale

**Date:** 14/12/2023

**Property Type:** Apartment



**5/82 Pakington St ST KILDA 3182 (REI)**

**Agent Comments**



**Price:** \$300,000

**Method:** Private Sale

**Date:** 09/11/2023

**Property Type:** Apartment

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