

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

206/40-44 PAKINGTON STREET ST KILDA 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

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

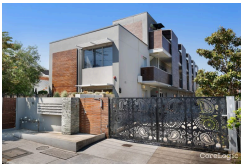
18/93 ARGYLE STREET ST KILDA VIC 3182	\$405,000	20-Nov-23
216/163 FITZROY STREET ST KILDA VIC 3182	\$385,000	11-Dec-23
304/233 DANDENONG ROAD WINDSOR VIC 3181	\$385,000	01-Feb-24

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.~~

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**18/93 ARGYLE STREET ST KILDA
VIC 3182**

 1  1  1

Sold Price

\$405,000

Sold Date

20-Nov-23

Distance

0.29km



**216/163 FITZROY STREET ST KILDA
VIC 3182**

 1  1  1

Sold Price

\$385,000

Sold Date

11-Dec-23

Distance

1.08km



**304/233 DANDENONG ROAD
WINDSOR VIC 3181**

 1  1  1

Sold Price

Sold Date

01-Feb-24

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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