Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2A Park Street, St Kilda West Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$2,985,000	Pro	operty Type House		se		Suburb	St Kilda West
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	8 Glenmark Av ST KILDA 3182	\$1,486,000	03/10/2023
2	1/21 Tennyson St ELWOOD 3184	\$1,430,000	27/10/2023
3	17a Park La ST KILDA WEST 3182	\$1,370,000	02/12/2023

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:

22/02/2024 15:25



JellisCraig





Property Type: House Agent Comments Sam Hobbs 386445500 0404 164 444 samhobbs@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price Year ending December 2023: \$2,985,000

Comparable Properties



8 Glenmark Av ST KILDA 3182 (REI/VG)



Price: \$1,486,000 Method: Sold Before Auction Date: 03/10/2023 Property Type: House Land Size: 191 sqm approx

3

1/21 Tennyson St ELWOOD 3184 (VG)

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Agent Comments

Agent Comments



Price: \$1,430,000 Method: Sale Date: 27/10/2023 Property Type: House - Attached House N.E.C.

17a Park La ST KILDA WEST 3182 (VG)

Agent Comments



Land Size: 251 sqm approx

Price: \$1,370,000 Method: Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 114 sqm approx

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



Property data

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