

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

2A Park Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$2,985,000

Property Type House

Suburb St Kilda West

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	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

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending December 2023: \$2,985,000



3 1.5 2

Property Type: House

Agent Comments

Comparable Properties



8 Glenmark Av ST KILDA 3182 (REI/VG)

Agent Comments

3 1 -

Price: \$1,486,000

Method: Sold Before Auction

Date: 03/10/2023

Property Type: House

Land Size: 191 sqm approx



1/21 Tennyson St ELWOOD 3184 (VG)

Agent Comments

3 - -

Price: \$1,430,000

Method: Sale

Date: 27/10/2023

Property Type: House - Attached House N.E.C.

Land Size: 251 sqm approx

17a Park La ST KILDA WEST 3182 (VG)

Agent Comments

3 - -

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