

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 404/40-44 Pakington Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb St Kilda

Period - From 01/04/2023

to 31/03/2024

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	G09/40-44 Pakington St ST KILDA 3182	\$580,000	25/10/2023
2	406/40-44 Pakington St ST KILDA 3182	\$565,000	28/02/2024
3	309/40 Pakington St ST KILDA 3182	\$545,000	20/12/2023

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:

19/04/2024 15:37



Property Type:
Agent Comments

Indicative Selling Price
\$595,000
Median Unit Price
Year ending March 2024: \$530,000

Comparable Properties



G09/40-44 Pakington St ST KILDA 3182 (REI) Agent Comments



Price: \$580,000
Method: Private Sale
Date: 25/10/2023
Property Type: Apartment



406/40-44 Pakington St ST KILDA 3182 (REI) Agent Comments



Price: \$565,000
Method: Private Sale
Date: 28/02/2024
Property Type: Apartment

309/40 Pakington St ST KILDA 3182 (VG) Agent Comments



Price: \$545,000
Method: Sale
Date: 20/12/2023
Property Type: Subdivided Flat - Single OYO Flat

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