

# 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 406/40-44 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 \$570,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2023

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	6/350 Beaconsfield Pde ST KILDA WEST 3182	\$577,500	24/01/2024
2	302/2 Chaucer St ST KILDA 3182	\$575,000	03/01/2024
3	404/25-29 Alma Rd ST KILDA 3182	\$570,000	17/11/2023

**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:

08/02/2024 15:12



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$570,000

**Median Unit Price**

December quarter 2023: \$600,000

## Comparable Properties



**6/350 Beaconsfield Pde ST KILDA WEST 3182 (REI)**    Agent Comments

2   
 1   
 1

**Price:** \$577,500

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** Apartment



**302/2 Chaucer St ST KILDA 3182 (REI)**    Agent Comments

2   
 1   
 1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 03/01/2024

**Property Type:** Apartment



**404/25-29 Alma Rd ST KILDA 3182 (REI)**    Agent Comments

2   
 2   
 1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 17/11/2023

**Property Type:** Apartment

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