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

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Single price \$570,000

Median sale price

Median price	\$600,000	Pro	perty Type Unit	t		Suburb	St Kilda
Period - From	01/10/2023	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.

Add	dress 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









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 Agent Comments (REI)



Price: \$577,500 Method: Private Sale Date: 24/01/2024 Property Type: Apartment

302/2 Chaucer St ST KILDA 3182 (REI)

Agent Comments



Date: 03/01/2024 Property Type: Apartment

Price: \$575,000 Method: Private Sale

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



Agent Comments



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





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