

# 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

59 Mary Street, St Kilda West Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,950,000 & \$4,300,000

### Median sale price

Median price \$3,282,500 Property Type House Suburb St Kilda West

Period - From 01/07/2022 to 30/06/2023 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	76 Park Rd MIDDLE PARK 3206	\$4,025,000	18/05/2023
2			
3			

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:

11/10/2023 10:46

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**Indicative Selling Price**

\$3,950,000 - \$4,300,000

**Median House Price**

Year ending June 2023: \$3,282,500



**Rooms:** 10

**Property Type:** House

**Land Size:** 317 sqm approx

Agent Comments

## Comparable Properties



76 Park Rd MIDDLE PARK 3206 (REI)

Agent Comments



**Price:** \$4,025,000

**Method:** Private Sale

**Date:** 18/05/2023

**Property Type:** House

**Land Size:** 337 sqm approx

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.

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