

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 G06/22-24 Pakington Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$690,000 & \$740,000

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	304/138 Glen Eira Rd ELSTERNWICK 3185	\$730,000	03/03/2024
2	120/27-31 Herbert St ST KILDA 3182	\$700,000	08/03/2024
3	1510/3-5 St Kilda Rd ST KILDA 3182	\$693,400	15/02/2024

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: 18/03/2024 10:31



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

December quarter 2023: \$600,000

Comparable Properties



304/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 03/03/2024

Property Type: Apartment



120/27-31 Herbert St ST KILDA 3182 (REI)

Agent Comments



Price: \$700,000

Method: Sold Before Auction

Date: 08/03/2024

Property Type: Apartment



1510/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$693,400

Method: Private Sale

Date: 15/02/2024

Property Type: Apartment

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