



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

20/11-17 Park Street, St Kilda West, VIC 3182

INDICATIVE SELLING PRICE

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

Range Between \$480,000 & \$530,000

MEDIAN SALE PRICE

Median price \$585,000 | House | St Kilda West (3182)

Period - From 1 May 2017 to 13 November 2017 | Source - RP Data

COMPARABLE PROPERTY SALES

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
28/11-17 PARK ST, ST KILDA WEST VIC 3182	\$618,000	14/10/2017
1/108 PARK ST, ST KILDA WEST VIC 3182	\$551,000	28/10/2017
8/38 YORK ST, ST KILDA WEST VIC 3182	\$517,000	07/10/2017