

# 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

G07/40 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

\$530,000

### Median sale price

Median price

\$514,186

Property Type

Unit

Suburb

St Kilda

Period - From

02/12/2018

to

01/12/2019

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	213/135 Inkerman St ST KILDA 3182	\$560,000	13/11/2019
2	14/174 Barkly St ST KILDA 3182	\$558,000	09/11/2019
3	4/4 Charlotte Pl ST KILDA 3182	\$535,000	16/11/2019

**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:

02/12/2019 15:15

G07/40 Pakington Street, St Kilda Vic 3182



 2  1  1

Property Type:

Agent Comments

Indicative Selling Price

\$530,000

Median Unit Price

02/12/2018 - 01/12/2019: \$514,186

## Comparable Properties



213/135 Inkerman St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$560,000

Method: Sold Before Auction

Date: 13/11/2019

Property Type: Apartment



14/174 Barkly St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$558,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Apartment



4/4 Charlotte Pl ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$535,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.