

# 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 88 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)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,680,000 Property Type House Suburb St Kilda

Period - From 01/04/2024 to 30/06/2024 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	23 Albion St BALACLAVA 3183	\$1,650,000	02/07/2024
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: 10/09/2024 08:53



3   1   2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

June quarter 2024: \$1,680,000

## Comparable Properties



**23 Albion St BALACLAVA 3183 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 02/07/2024

**Property Type:** House (Res)

**Land Size:** 440 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.

**Account - Jellis Craig | P: 03 9864 5000**