

## 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

4/59 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

### 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 6 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

312/40-44 Pakington Street St Kilda VIC 3182	\$715,000	02-Feb-19
401/109 Inkerman Street St Kilda VIC 3182	\$675,000	22-Dec-19
202/80 Carlisle Street St Kilda VIC 3182	\$604,000	08-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 10 March 2020

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**312/40-44 Pakington Street St Kilda VIC 3182**

2 2 1

Sold Price

**\$715,000**

Sold Date

**02-Feb-19**

Distance

**0.12km**



**401/109 Inkerman Street St Kilda VIC 3182**

2 2 1

Sold Price

**\$675,000**

Sold Date

**22-Dec-19**

Distance

**0.29km**



**202/80 Carlisle Street St Kilda VIC 3182**

2 2 1

Sold Price

**\$604,000**

Sold Date

**08-Oct-19**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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