# 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

117/40 Pakington Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$490,000	&	\$539,000					
Median sale price								
Median price	\$550,000 H	<del>louse</del> Un	it X	Suburb	St Kilda			
Period - From	01/04/2017 to	31/03/2018	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	20/93 Argyle St ST KILDA 3182	\$515,000	10/11/2017
2	402/163 Inkerman St ST KILDA 3182	\$510,000	18/01/2018
3	204/33 Inkerman St ST KILDA 3182	\$500,000	23/03/2018

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.

Account - Metro Property Management | P: 03 9831 3000

propertydata

#### Generated: 03/05/2018 17:19

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. 117/40 Pakington Street, St Kilda Vic 3182





Rooms: Property Type: Apartment Agent Comments

Merryn Schmidt (03) 9831 3007 0413 994 597 merryns@metrops.com.au

**Indicative Selling Price** \$490,000 - \$539,000 **Median Unit Price** Year ending March 2018: \$550,000

# **Comparable Properties**



20/93 Argyle St ST KILDA 3182 (REI)





Price: \$515.000 Method: Sold Before Auction Date: 10/11/2017 Rooms: 3 Property Type: Apartment

#### Agent Comments

Agent Comments

402/163 Inkerman St ST KILDA 3182 (REI)



Price: \$510,000 Method: Private Sale Date: 18/01/2018 Rooms: -Property Type: Apartment



204/33 Inkerman St ST KILDA 3182 (REI)



Agent Comments



Price: \$500,000 Method: Private Sale Date: 23/03/2018 Rooms: -Property Type: Apartment Land Size: 655 sqm approx

Account - Metro Property Management | P: 03 9831 3000

propertydata

#### Generated: 03/05/2018 17:19

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.

