

4/66 Park Street, St Kilda West Vic 3182



1 -

Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending March 2017: \$650,500

Median price in the area for a 1 bedroom is \$380,000 (St Kilda West) as per realestate.com.au

Comparable Properties



4/211 Canterbury Rd ST KILDA WEST 3182 (REI)

Agent Comments

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Price: \$440,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 2
Property Type: Apartment



19/43 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments

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Price: \$421,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 2
Property Type: Apartment



26/12 Fitzroy St ST KILDA 3182 (VG)

Agent Comments

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Price: \$400,000
Method: Sale
Date: 10/02/2017
Rooms: -
Property Type: Subdivided Flat - Single OYO Flat

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

4/66 Park Street, St Kilda West Vic 3182

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$650,500

Unit

X

Suburb

St Kilda West

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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
4/211 Canterbury Rd ST KILDA WEST 3182	\$440,000	01/07/2017
19/43 Park St ST KILDA WEST 3182	\$421,000	01/04/2017
26/12 Fitzroy St ST KILDA 3182	\$400,000	10/02/2017