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	12/9 Herbert Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$375,000	&	\$410,000
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Median sale price

Median price	\$520,000	Pro	perty Type	Jnit]	Suburb	St Kilda
Period - From	01/07/2024	to	30/09/2024	So	ource	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	4/51 Chapel St ST KILDA 3182	\$392,500	06/10/2024
2	48/10 Acland St ST KILDA 3182	\$399,000	04/09/2024
3	7/23 Irwell St ST KILDA 3182	\$365,000	17/07/2024

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:	13/11/2024 13:05



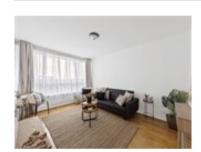






Indicative Selling Price \$375,000 - \$410,000 **Median Unit Price** September quarter 2024: \$520,000

Comparable Properties

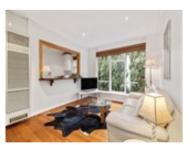


4/51 Chapel St ST KILDA 3182 (REI)

Price: \$392,500 Method: Private Sale Date: 06/10/2024

Property Type: Apartment

Agent Comments



48/10 Acland St ST KILDA 3182 (REI/VG)





Agent Comments

Price: \$399,000 Method: Private Sale Date: 04/09/2024 Property Type: Unit

7/23 Irwell St ST KILDA 3182 (REI/VG)



Price: \$365,000 Method: Private Sale Date: 17/07/2024 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9586 0500



