

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

17 Longmore Street, St Kilda West Vic 3182

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,717,500

House

X

Unit

Suburb

St Kilda West

Period - From

01/01/2018

to

31/12/2018

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	39 Jackson St ST KILDA 3182	\$2,630,000	09/12/2018
2	9 Gurner St ST KILDA 3182	\$2,450,000	12/12/2018
3	65 Armstrong St MIDDLE PARK 3206	\$2,375,000	01/12/2018

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.

17 Longmore Street, St Kilda West Vic 3182



 4  2  1

Rooms:
Property Type: House
Land Size: 316 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
Year ending December 2018: \$1,717,500

Comparable Properties



39 Jackson St ST KILDA 3182 (REI)

Agent Comments

 5  3  4

Price: \$2,630,000
Method: Auction Sale
Date: 09/12/2018
Rooms: -
Property Type: House (Res)



9 Gurner St ST KILDA 3182 (REI)

Agent Comments

 4  2  2

Price: \$2,450,000
Method: Private Sale
Date: 12/12/2018
Rooms: -
Property Type: House (Res)



65 Armstrong St MIDDLE PARK 3206 (REI)

Agent Comments

 2  2  -

Price: \$2,375,000
Method: Auction Sale
Date: 01/12/2018
Rooms: 3
Property Type: House (Res)