Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/5 Herbert Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$725,000		&		\$740,000			
Median sale pi	rice							
Median price	\$525,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/57 Ormond Esp ELWOOD 3184	\$750,000	02/12/2023
2	5/19 Mitford St ST KILDA 3182	\$738,000	25/11/2023
3	1/2 Hood St ELWOOD 3184	\$720,000	16/12/2023

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:

23/12/2023 10:42



Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price

\$725,000 - \$740,000 **Median Unit Price** September quarter 2023: \$525,000





Property Type: Apartment Agent Comments

Comparable Properties



5/57 Ormond Esp ELWOOD 3184 (REI)



Price: \$750,000 Method: Auction Sale Date: 02/12/2023 Property Type: Apartment

Agent Comments

5/19 Mitford St ST KILDA 3182 (REI)



Price: \$738,000 Method: Auction Sale Date: 25/11/2023 Property Type: Apartment

1/2 Hood St ELWOOD 3184 (REI)



Price: \$720,000 Method: Auction Sale Date: 16/12/2023 Property Type: Apartment Agent Comments

Agent Comments

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propertydata

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