

## 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

14/93 ARGYLE STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### 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 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 405/196 ST KILDA ROAD ST KILDA VIC 3182    | \$495,000 | 19-Sep-22 |
| 1/22 SYCAMORE GROVE BALACLAVA VIC 3183     | \$510,000 | 04-Aug-22 |
| 28/72-74 CARLISLE STREET ST KILDA VIC 3182 | \$470,000 | 08-Aug-22 |

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 6 months.~~

This Statement of Information was prepared on: 13 October 2022

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**405/196 ST KILDA ROAD ST KILDA  
VIC 3182**

Sold Price

<sup>RS</sup> **\$495,000**

Sold Date

**19-Sep-22**

2

1

2

Distance

**0.33km**



**1/22 SYCAMORE GROVE  
BALACLAVA VIC 3183**

Sold Price

**\$510,000**

Sold Date

**04-Aug-22**

2

1

-

Distance

**1.42km**



**28/72-74 CARLISLE STREET ST  
KILDA VIC 3182**

Sold Price

<sup>RS</sup> **\$470,000**

Sold Date

**08-Aug-22**

2

1

1

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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