

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

2/129-131 Argyle Street St Kilda VIC 3182

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2020

to

30 Jun 2021

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

2/22 Westbury Street St Kilda East VIC 3183	\$619,500	12-May-21
3/10 Orange Grove Balaclava VIC 3183	\$610,000	25-Feb-21
2/61-63 Robe Street St Kilda VIC 3182	\$605,000	30-Apr-21

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: 29 July 2021

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**2/22 Westbury Street St Kilda East
VIC 3183**

2 1 1

Sold Price

\$619,500

Sold Date

12-May-21

Distance

0.72km



**3/10 Orange Grove Balaclava VIC
3183**

2 1 1

Sold Price

\$610,000

Sold Date

25-Feb-21

Distance

0.72km



**2/61-63 Robe Street St Kilda VIC
3182**

2 1 1

Sold Price

\$605,000

Sold Date

30-Apr-21

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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