

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

19/93 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

\$395,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2023

to

31 Dec 2023

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

18/93 ARGYLE STREET ST KILDA VIC 3182	\$405,000	20-Nov-23
3/45 CLYDE STREET ST KILDA VIC 3182	\$405,000	13-Aug-23

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 January 2024

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**18/93 ARGYLE STREET ST KILDA
VIC 3182**

Sold Price

\$405,000

Sold Date **20-Nov-23**

 1  1  1

Distance **0.03km**



**3/45 CLYDE STREET ST KILDA VIC
3182**

Sold Price

Sold Date **13-Aug-23**

 1  1  1

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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