

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

3/19 HERBERT 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2023

to

30 Apr 2024

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

4/14 MITFORD STREET ST KILDA VIC 3182	\$570,000	19-Apr-24
8/30 BLENHEIM STREET BALACLAVA VIC 3183	\$565,000	12-Dec-23
9/26 CHARNWOOD CRESCENT ST KILDA VIC 3182	\$565,000	08-Apr-24

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: 24 May 2024

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**4/14 MITFORD STREET ST KILDA
 VIC 3182**

2 1 1

Sold Price ^{RS} **\$570,000** ^{UN} Sold Date **19-Apr-24**

Distance **0.09km**



**8/30 BLENHEIM STREET
 BALACLAVA VIC 3183**

2 1 1

Sold Price **\$565,000** Sold Date **12-Dec-23**

Distance **1.15km**



**9/26 CHARNWOOD CRESCENT ST
 KILDA VIC 3182**

2 1 1

Sold Price ^{RS} **\$565,000** Sold Date **08-Apr-24**

Distance **1.34km**

RS = Recent sale **UN** = Undisclosed Sale

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