

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

3/127A Argyle Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2019

to

31/12/2019

Source

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.

	Address of comparable property	Price	Date of sale
1	14/130 Alma Rd ST KILDA EAST 3183	\$545,000	16/11/2019
2	8/4 Irwell St ST KILDA 3182	\$535,000	21/11/2019
3	14/174 Peel St WINDSOR 3181	\$490,000	07/12/2019

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:

17/02/2020 14:36



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Property Type: Villa Unit

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2019: \$540,000

Comparable Properties



14/130 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$545,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Apartment



8/4 Irwell St ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$535,000

Method: Sold Before Auction

Date: 21/11/2019

Rooms: 2

Property Type: Apartment



14/174 Peel St WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$490,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Apartment