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

3/139 ARGYLE STREET ST KILDA VIC 3182

Indicative selling price

Period-from

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

Single Price		or range \$780,000		\$850,000						
Median sale price (*Delete house or unit as applicable)										
Median Price	\$520,500	Property type	Unit	Suburb	St Kilda					

31 Jul 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Aug 2023

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.

to

Address of comparable property	Price	Date of sale
1/26 BLENHEIM STREET BALACLAVA VIC 3183	\$812,000	22-Mar-24
3/14 CHAPEL STREET ST KILDA VIC 3182	\$780,000	02-Aug-24
2/2 PILLEY STREET ST KILDA EAST VIC 3183	\$815,000	19-Jul-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: 21 August 2024



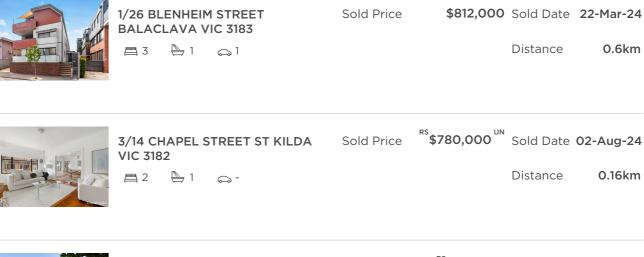
Corelogic

consumer.vic.gov.au

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2/2 PILLEY STREET ST KILDA EAST Sold Price VIC 3183					^{RS} \$815,OC	0 Sold Date	19-Jul-24
₿ 3	1	⊜ 1				Distance	0.9km

RS = Recent sale UN = Undisclosed Sale

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