

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

50 Argyle Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$875,000

&

\$962,500

Median sale price

Median price \$1,800,000

Property Type House

Suburb St Kilda

Period - From 29/03/2021

to

28/03/2022

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	62 Argyle St ST KILDA 3182	\$1,331,000	27/11/2021
2	77a Barkly St ST KILDA 3182	\$1,100,000	05/03/2022
3	39 Bath St ST KILDA 3182	\$907,000	28/11/2021

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:

29/03/2022 16:05



2 1 0

Property Type: House
Land Size: 143 sqm approx
Agent Comments

Indicative Selling Price
\$875,000 - \$962,500
Median House Price
29/03/2021 - 28/03/2022: \$1,800,000

Comparable Properties



62 Argyle St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$1,331,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 147 sqm approx



77a Barkly St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$1,100,000
Method: Sold Before Auction
Date: 05/03/2022
Property Type: House (Res)



39 Bath St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$907,000
Method: Auction Sale
Date: 28/11/2021
Property Type: House (Res)
Land Size: 150 sqm approx