

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

111 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

\$2,075,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,560,000

Property type

House

Suburb

St Kilda

Period-from

01 Jan 2021

to

31 Dec 2021

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

67 Chapel Street St Kilda VIC 3182	\$2,090,000	30-Oct-21
25 Prentice Street St Kilda East VIC 3183	\$2,090,000	11-Dec-21
6 Camden Street Balaclava VIC 3183	\$1,970,000	18-Jul-21

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: 14 January 2022



67 Chapel Street St Kilda VIC 3182 Sold Price ^{RS} **\$2,090,000** Sold Date **30-Oct-21**

 4
  2
  2
 Distance **0.18km**



25 Prentice Street St Kilda East VIC 3183 Sold Price Sold Date **11-Dec-21**

 3
  2
  1
 Distance **0.87km**



6 Camden Street Balaclava VIC 3183 Sold Price **\$1,970,000** Sold Date **18-Jul-21**

 4
  2
  1
 Distance **0.42km**

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

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