

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

1/11 Herbert Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$765,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

St Kilda

Period - From

28/10/2020

to

27/10/2021

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	3/11 Gordon Av ELWOOD 3184	\$762,000	25/10/2021
2	14/31 Dickens St ELWOOD 3184	\$740,000	22/10/2021
3	2/129 Argyle St ST KILDA 3182	\$730,000	21/08/2021

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:

28/10/2021 10:30

1/11 Herbert Street, St Kilda Vic 3182

Chisholm&Gamon

Sam Gamon

03 9531 1245

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sam@chisholmgamon.com.au

Indicative Selling Price

\$765,000

Median Unit Price

28/10/2020 - 27/10/2021: \$575,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/11 Gordon Av ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$762,000

Method: Auction Sale

Date: 25/10/2021

Property Type: Apartment



14/31 Dickens St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$740,000

Method: Sold Before Auction

Date: 22/10/2021

Property Type: Apartment



2/129 Argyle St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$730,000

Method: Auction Sale

Date: 21/08/2021

Property Type: Unit

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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