

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

1/116 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

or range
between

\$1,120,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2021

to

31 Aug 2022

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

403/65 WELLINGTON STREET ST KILDA VIC 3182	\$1,265,000	15-Jun-22
31 PRENTICE STREET ST KILDA EAST VIC 3183	\$1,150,000	18-Jun-22
4/252 BARKLY STREET ST KILDA VIC 3182	\$1,150,000	26-Aug-22

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: 16 September 2022

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**403/65 WELLINGTON STREET ST
KILDA VIC 3182**

2 1 1

Sold Price

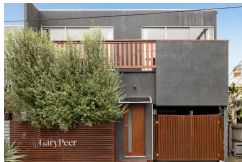
\$1,265,000

Sold Date

15-Jun-22

Distance

0.75km



**31 PRENTICE STREET ST KILDA
EAST VIC 3183**

3 2 1

Sold Price

\$1,150,000

Sold Date

18-Jun-22

Distance

0.84km



**4/252 BARKLY STREET ST KILDA
VIC 3182**

2 1 1

Sold Price

^{RS} **\$1,150,000**

Sold Date

26-Aug-22

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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