

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

105/27-31 HERBERT 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Flats

Suburb

St Kilda

Period-from

01 Jan 2023

to

31 Dec 2023

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

308/88 CARLISLE STREET ST KILDA VIC 3182	\$585,000	07-Aug-23
504/109 INKERMAN STREET ST KILDA VIC 3182	\$590,000	17-Aug-23
12/5 HERBERT STREET ST KILDA VIC 3182	\$620,000	24-Nov-23

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: 11 January 2024

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**308/88 CARLISLE STREET ST
 KILDA VIC 3182**

2 2 1

Sold Price **\$585,000** Sold Date **07-Aug-23**

Distance **0.64km**



**504/109 INKERMAN STREET ST
 KILDA VIC 3182**

2 2 1

Sold Price **\$590,000** Sold Date **17-Aug-23**

Distance **0.9km**



**12/5 HERBERT STREET ST KILDA
 VIC 3182**

2 1 -

Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **24-Nov-23**

Distance **0.19km**

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

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