Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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20 Lambeth Place, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,707,500	Pro	perty Type	House		Suburb	St Kilda
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	31 Duke St ST KILDA 3182	\$1,475,000	30/11/2023
2	34 John St ELWOOD 3184	\$1,360,000	14/11/2023
3	9 Henry St WINDSOR 3181	\$1,350,000	05/10/2023

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:	28/02/2024 15:50





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Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2023: \$1,707,500

Property Type: Other (Res)

Land Size: 271.413 sqm approx

Agent Comments

Comparable Properties



31 Duke St ST KILDA 3182 (VG)

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Price: \$1,475,000 Method: Sale Date: 30/11/2023

Property Type: House (Res) Land Size: 253 sqm approx

Agent Comments



34 John St ELWOOD 3184 (REI)

2



6

Price: \$1,360,000 Method: Private Sale Date: 14/11/2023 Property Type: House **Agent Comments**



9 Henry St WINDSOR 3181 (REI/VG)





Price: \$1,350,000

Method: Sold Before Auction

Date: 05/10/2023

Property Type: House (Res) **Land Size:** 171 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393





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