

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

3/19 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

or range
between

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2023

to

29 Feb 2024

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

9/16 MITFORD STREET ST KILDA VIC 3182	\$585,000	26-Oct-23
10/2A ROBE STREET ST KILDA VIC 3182	\$600,000	18-Nov-23
2/7A COLERIDGE STREET ELWOOD VIC 3184	\$635,000	05-Dec-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: 25 March 2024

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**9/16 MITFORD STREET ST KILDA VIC 3182**

Sold Price

\$585,000

Sold Date

26-Oct-23

🛏️ 2 🚿 1 🚗 1

Distance

0.09km**10/2A ROBE STREET ST KILDA VIC 3182**

Sold Price

\$600,000

Sold Date

18-Nov-23

🛏️ 2 🚿 1 🚗 1

Distance

0.9km**2/7A COLERIDGE STREET ELWOOD VIC 3184**

Sold Price

\$635,000

Sold Date

05-Dec-23

🛏️ 2 🚿 1 🚗 1

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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