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

64 Argyle Street, St Kilda Vic 3182

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|----------|
| Range betweer | \$1,000,000 | | & | | \$1,100,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,518,000 | Pro | operty Type | Ηοι | ISE | | Suburb | St Kilda |
| Period - From | 30/01/2023 | to | 29/01/2024 | | So | urce | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 20 James St WINDSOR 3181 | \$1,145,000 | 18/11/2023 |
| 2 | 34 Clyde St ST KILDA 3182 | \$1,045,000 | 19/01/2024 |
| 3 | 12 Earl St WINDSOR 3181 | \$1,005,000 | 14/10/2023 |

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:

30/01/2024 15:37









Rooms: 4 Property Type: House Land Size: 152 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 30/01/2023 - 29/01/2024: \$1,518,000

Comparable Properties



20 James St WINDSOR 3181 (REI)



Price: \$1,145,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Agent Comments

Agent Comments



34 Clyde St ST KILDA 3182 (REI)



Price: \$1,045,000 Method: Private Sale Date: 19/01/2024 Property Type: House (Res) Land Size: 170 sqm approx

12 Earl St WINDSOR 3181 (REI)

Agent Comments

Price: \$1,005,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res) Land Size: 124 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



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