

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 consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,518,000 Property Type House Suburb St Kilda

Period - From 30/01/2023 to 29/01/2024 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.

	Address 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



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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)

Agent Comments

 2
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Price: \$1,145,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)



34 Clyde St ST KILDA 3182 (REI)

Agent Comments

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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

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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