

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

106/27-31 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

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2021

to

31 Jul 2022

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

215/27-31 HERBERT STREET ST KILDA VIC 3182	\$461,000	17-Apr-22
207/2 CHAUCER STREET ST KILDA VIC 3182	\$465,000	12-Apr-22
303/3 ALMA ROAD ST KILDA VIC 3182	\$472,500	13-May-22

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: 16 August 2022



**215/27-31 HERBERT STREET ST
KILDA VIC 3182**

 1  1  1

Sold Price

\$461,000

Sold Date

17-Apr-22

Distance

0km



**207/2 CHAUCER STREET ST KILDA
VIC 3182**

 1  1  1

Sold Price

\$465,000

Sold Date

12-Apr-22

Distance

0.63km



**303/3 ALMA ROAD ST KILDA VIC
3182**

 1  1  1

Sold Price

^{RS} **\$472,500**

Sold Date

13-May-22

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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