

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

42/3 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2019

to

31 Aug 2020

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

4/14 Mitford Street St Kilda VIC 3182	\$570,000	14-Mar-20
10/46 Greeves Street St Kilda VIC 3182	\$530,000	18-Mar-20
307E/5 Greeves Street St Kilda VIC 3182	\$549,000	21-May-20

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 September 2020



4/14 Mitford Street St Kilda VIC 3182

Sold Price **\$570,000** Sold Date **14-Mar-20**

2 1 1

Distance **0.08km**



10/46 Greeves Street St Kilda VIC 3182

Sold Price **\$530,000** Sold Date **18-Mar-20**

2 1 1

Distance **0.48km**



307E/5 Greeves Street St Kilda VIC 3182

Sold Price **\$549,000** Sold Date **21-May-20**

2 1 1

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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