

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,750

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2019

to

31 May 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

26/128-140 Chapel Street St Kilda VIC 3182	\$565,000	26-Jun-20
1/18 Duke Street St Kilda VIC 3182	\$594,950	30-Jan-20
215/40-44 Pakington Street St Kilda VIC 3182	\$521,000	20-Jun-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: 29 June 2020



26/128-140 Chapel Street St Kilda VIC 3182

2 1 1

Sold Price

\$565,000

Sold Date **26-Jun-20**

Distance **0.76km**



1/18 Duke Street St Kilda VIC 3182

2 1 -

Sold Price

\$594,950

Sold Date **30-Jan-20**

Distance **0.77km**



215/40-44 Pakington Street St Kilda VIC 3182

2 1 1

Sold Price

\$521,000

Sold Date **20-Jun-20**

Distance **0.77km**



1/22-24 Charnwood Road St Kilda VIC 3182

2 1 1

Sold Price

\$537,000

Sold Date **15-Jan-20**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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