

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 32 Longmore Street, St Kilda West Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$3,282,500 Property Type House Suburb St Kilda West

Period - From 01/07/2022 to 30/06/2023 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	324 Richardson St MIDDLE PARK 3206	\$1,720,000	18/03/2023
2	59 Erskine St MIDDLE PARK 3206	\$1,560,000	18/03/2023
3	326 Richardson St MIDDLE PARK 3206	\$1,535,000	09/06/2023

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: 08/08/2023 13:23



Property Type: House

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending June 2023: \$3,282,500

Comparable Properties



324 Richardson St MIDDLE PARK 3206 (REI/VG)

Agent Comments



Price: \$1,720,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 144 sqm approx



59 Erskine St MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$1,560,000

Method: Private Sale

Date: 18/03/2023

Property Type: House - Terrace



326 Richardson St MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$1,535,000

Method: Private Sale

Date: 09/06/2023

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999