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 betweer	\$1,550,000		&		\$1,650,000				
Median sale p	rice								
Median price	\$3,282,500	Pro	operty Type	Hou	se		Suburb	St Kilda West	
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ade	dress 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)



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

Agent Comments

Agent Comments



Price: \$1,560,000 Method: Private Sale Date: 18/03/2023 Property Type: House - Terrace



326 Richardson St MIDDLE PARK 3206 (REI)



Price: \$1,535,000 Method: Private Sale Date: 09/06/2023 Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



propertydata

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