

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

1/139 ARGYLE 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

\$940,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2022

to

30 Jun 2023

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

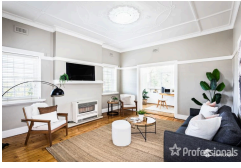
10/92 BARKLY STREET ST KILDA VIC 3182	\$1,005,000	11-Feb-23
2/12 WIMBLEDON AVENUE ELWOOD VIC 3184	\$1,000,000	16-May-23
8/3 GLEN EIRA ROAD RIPPONLEA VIC 3185	\$949,000	01-May-23

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: 21 July 2023

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**10/92 BARKLY STREET ST KILDA
 VIC 3182**

3 1 1

Sold Price **\$1,005,000** Sold Date **11-Feb-23**

Distance **0.7km**



**2/12 WIMBLEDON AVENUE
 ELWOOD VIC 3184**

2 1 1

Sold Price **\$1,000,000** Sold Date **16-May-23**

Distance **1.09km**



**8/3 GLEN EIRA ROAD RIPPONLEA
 VIC 3185**

2 1 1

Sold Price **\$949,000** Sold Date **01-May-23**

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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