

# 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 20 Longmore Street, St Kilda West Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,300,000 & \$3,475,000

### 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	9 Boyd St ALBERT PARK 3206	\$3,465,000	25/05/2023
2			
3			

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: 25/09/2023 11:05

20 Longmore Street, St Kilda West Vic 3182

Jon Kett

03 9646 4444

0415 853 564

[jkett@chisholmgamon.com.au](mailto:jkett@chisholmgamon.com.au)



 4  2  2

**Property Type:**

**Land Size:** 300 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,300,000 - \$3,475,000

**Median House Price**

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

## Comparable Properties



**9 Boyd St ALBERT PARK 3206 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$3,465,000

**Method:** Private Sale

**Date:** 25/05/2023

**Property Type:** House

**Land Size:** 331 sqm approx

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.

**Account - Chisholm & Gamon** | P: 03 9646 4444 | F: 03 9646 3311



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