

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 35 Longmore Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$2,800,000 & \$3,050,000

Median sale price

Median price \$2,985,000 Property Type House Suburb St Kilda West

Period - From 01/01/2023 to 31/12/2023 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	97 Kerferd Rd ALBERT PARK 3206	\$2,995,000	16/12/2023
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: 02/02/2024 13:30



3 bedrooms, 0 bathrooms, 1 car

Property Type: House (Res)

Land Size: 338 sqm approx

Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,050,000

Median House Price

Year ending December 2023: \$2,985,000

Comparable Properties



97 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

3 bedrooms, 2 bathrooms, 1 car

Price: \$2,995,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

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 - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393