## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 35 Longmore Street, St Kilda West Vic 3182

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,800,000		&		\$3,050,000			
Median sale price								
Median price	\$2,985,000	Pro	Property Type Hou		se		Suburb	St Kilda West
Period - From	01/01/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	97 Kerferd Rd ALBERT PARK 3206	\$2,995,000	16/12/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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







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)



Price: \$2,995,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Agent Comments

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

propertydata



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