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

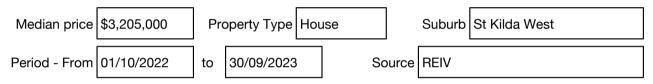
20 Longmore Street, St Kilda West Vic 3182

Indicative selling price

For the meanin	a of this	nrice see	consumer vic ac	ov.au/underquoting
	9 01 1113	price 366	consumer.vic.ge	v.au/unaciquoting

Single price \$3,200,000

Median sale price



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.

Address of comparable property	Price	Date of sale
1		
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:

07/12/2023 10:33



Chisholm&Gamon



Property Type: House (Res) Agent Comments Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

Indicative Selling Price \$3,200,000 Median House Price Year ending September 2023: \$3,205,000

Comparable Properties

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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