



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

27-31 Herbert Street, St Kilda, VIC 3182

INDICATIVE SELLING PRICE

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

Range Between \$670,000 & \$720,000

MEDIAN SALE PRICE

Median price \$522,500 | Unit | St Kilda (3182)

Period - From 9 April 2018 to 18 April 2018 | Source - Realestate.com

COMPARABLE PROPERTY SALES

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
122/27-31 HERBERT STREET, ST KILDA VIC 3182	\$635,000	09/12/2017
308/27-31 HERBERT STREET, ST KILDA VIC 3182	\$672,500	18/11/2017
26/23 MITFORD STREET, ST KILDA VIC 3182	\$720,000	05/03/2018