Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	1001/181 St Kilda Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$850,000 & \$875,000	Range between	\$850,000	&	\$875,000
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Median sale price

Median price	\$525,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/07/2023	to	30/09/2023		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

7,0	areas or comparable property	1 1100	Date of Sale
1	22/151 Fitzroy St ST KILDA 3182	\$870,000	27/08/2023
2	125/539 St Kilda Rd MELBOURNE 3004	\$858,000	18/07/2023
3	1417/555 St Kilda Rd MELBOURNE 3004	\$858,000	10/09/2023

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:	17/10/2023 09:41



Date of sale





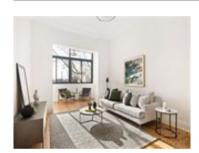
Property Type: Apartment Agent Comments

Chisholm&Gamon

Torsten Kasper 03 9531 1245 0428 454 181 torsten@chisholmgamon.com.au

Indicative Selling Price \$850,000 - \$875,000 Median Unit Price September quarter 2023: \$525,000

Comparable Properties



22/151 Fitzroy St ST KILDA 3182 (REI/VG)

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Price: \$870,000 **Method:** Auction Sale **Date:** 27/08/2023

Property Type: Apartment

Agent Comments

Agent Comments



125/539 St Kilda Rd MELBOURNE 3004 (REI)

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Price: \$858,000 Method: Private Sale Date: 18/07/2023

Property Type: Apartment



1417/555 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

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Price: \$858,000 Method: Private Sale Date: 10/09/2023

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



