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

103/2 Chaucer Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$580,000		&		\$630,000			
Median sale p	rice							
Median price	\$525,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/07/2023	to	30/09/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	106/126 Carlisle St ST KILDA 3182	\$620,000	21/08/2023
2	G09/40-44 Pakington St ST KILDA 3182	\$580,000	25/10/2023
3	3/2 Gourlay St BALACLAVA 3183	\$580,000	23/10/2023

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:

31/10/2023 11:56









Rooms: 1 Property Type: House (Res) Agent Comments Indicative Selling Price \$580,000 - \$630,000 Median Unit Price September quarter 2023: \$525,000

Comparable Properties



106/126 Carlisle St ST KILDA 3182 (REI)



Price: \$620,000 Method: Private Sale Date: 21/08/2023 Property Type: Apartment

Agent Comments

Agent Comments



G09/40-44 Pakington St ST KILDA 3182 (REI)



Price: \$580,000 Method: Private Sale Date: 25/10/2023 Property Type: Apartment

3/2 Gourlay St BALACLAVA 3183 (REI)



Price: \$580,000 Method: Private Sale Date: 23/10/2023 Property Type: Apartment Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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