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

12/31 Eildon Road, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$430,000		&		\$450,000			
Median sale p	rice							
Median price	\$530,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/10/2022	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.

Ad	dress of comparable property	Price	Date of sale
1	6/111 Chapel St ST KILDA 3182	\$438,800	31/07/2023
2	8/31 Charnwood Rd ST KILDA 3182	\$433,000	26/06/2023
3	10/41 Park St ST KILDA WEST 3182	\$421,000	12/07/2023

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:

01/11/2023 14:02









Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$430,000 - \$450,000 Median Unit Price Year ending September 2023: \$530,000

Comparable Properties



6/111 Chapel St ST KILDA 3182 (REI/VG)



Price: \$438,800 Method: Private Sale Date: 31/07/2023 Property Type: Apartment Agent Comments



8/31 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$433,000 Method: Private Sale Date: 26/06/2023 Property Type: Apartment



10/41 Park St ST KILDA WEST 3182 (REI/VG) Agent Comments



Price: \$421,000 Method: Private Sale Date: 12/07/2023 Property Type: Unit

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





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