

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

13/14 CHAPEL STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

3/1A PILLEY STREET ST KILDA EAST VIC 3183	\$767,000	17-May-24
1/89A ALMA ROAD ST KILDA EAST VIC 3183	\$715,000	08-Mar-24
4/3 FULTON STREET ST KILDA EAST VIC 3183	\$740,000	27-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 31 May 2024

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3/1A PILLEY STREET ST KILDA EAST VIC 3183

Sold Price ^{RS} **\$767,000** ^{UN} Sold Date **17-May-24**

2 1 -

Distance **0.79km**



1/89A ALMA ROAD ST KILDA EAST VIC 3183

Sold Price **\$715,000** Sold Date **08-Mar-24**

2 1 -

Distance **0.08km**



4/3 FULTON STREET ST KILDA EAST VIC 3183

Sold Price ^{RS} **\$740,000** Sold Date **27-Mar-24**

2 1 1

Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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