

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

13/57 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Flats

Suburb

St Kilda

Period-from

01 Oct 2022

to

30 Sep 2023

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

9/54 HOTHAM STREET ST KILDA EAST VIC 3183	\$330,000	23-Feb-23
3/23 IRWELL STREET ST KILDA VIC 3182	\$340,000	31-Aug-23
1105/81 QUEENS ROAD MELBOURNE VIC 3004	\$325,000	10-Jun-23

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 October 2023



**9/54 HOTHAM STREET ST KILDA
EAST VIC 3183**

 1  1  -

Sold Price

\$330,000

Sold Date

23-Feb-23

Distance

0.89km



**3/23 IRWELL STREET ST KILDA
VIC 3182**

 1  1  -

Sold Price

\$340,000

Sold Date

31-Aug-23

Distance

1.03km



**1105/81 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price

\$325,000

Sold Date

10-Jun-23

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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