

## 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

8/57 CHAPEL STREET ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$340,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2023

to

31 May 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

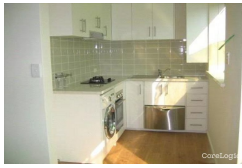
6/59 ALMA ROAD ST KILDA VIC 3182	\$370,000	11-May-24
9/4 DICKENS STREET ELWOOD VIC 3184	\$350,000	23-Apr-24
8/1 CELESTE COURT ST KILDA EAST VIC 3183	\$331,000	15-May-24

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: 14 June 2024

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**6/59 ALMA ROAD ST KILDA VIC 3182**

1 1 1

Sold Price

<sup>RS</sup> **\$370,000**

Sold Date **11-May-24**

Distance **0.28km**



**9/4 DICKENS STREET ELWOOD VIC 3184**

1 1 1

Sold Price

<sup>RS</sup> **\$350,000**

Sold Date **23-Apr-24**

Distance **0.91km**



**8/1 CELESTE COURT ST KILDA EAST VIC 3183**

1 1 1

Sold Price

<sup>RS</sup> **\$331,000**

Sold Date **15-May-24**

Distance **1.51km**

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

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