Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/57 Chapel Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$315,000									
Median sale price										
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.

Ado	dress of comparable property	Price	Date of sale
1	12/15 Cardigan St ST KILDA EAST 3183	\$321,000	26/09/2023
2	15/50 Wellington St ST KILDA 3182	\$310,000	16/10/2023
3	9/5 Redan St ST KILDA 3182	\$302,000	13/10/2023

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:

30/10/2023 15:38









Property Type: Apartment Agent Comments

Indicative Selling Price \$315,000 Median Unit Price Year ending September 2023: \$530,000

Comparable Properties



12/15 Cardigan St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$321,000 Method: Private Sale Date: 26/09/2023 Property Type: Apartment



15/50 Wellington St ST KILDA 3182 (REI)

Agent Comments



Price: \$310,000 Method: Private Sale Date: 16/10/2023 Property Type: Apartment

9/5 Redan St ST KILDA 3182 (REI)



Price: \$302,000 Method: Private Sale Date: 13/10/2023 Property Type: Apartment Agent Comments

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





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