

# 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 9/8 Meadow Street, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb St Kilda East

Period - From 01/07/2023 to 30/09/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	1/23 Seymour Rd ELSTERNWICK 3185	\$905,000	17/09/2023
2	1/639 Inkerman Rd CAULFIELD NORTH 3161	\$900,000	15/10/2023
3	1/384 Orrong Rd CAULFIELD NORTH 3161	\$875,000	29/10/2023

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: 15/11/2023 10:22



**Property Type:**

Agent Comments

## Comparable Properties



**1/23 Seymour Rd ELSTERNWICK 3185 (REI)**

Agent Comments



**Price:** \$905,000

**Method:** Auction Sale

**Date:** 17/09/2023

**Property Type:** Apartment



**1/639 Inkerman Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$900,000

**Method:** Auction Sale

**Date:** 15/10/2023

**Property Type:** Apartment

**Land Size:** 1038 sqm approx



**1/384 Orrong Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$875,000

**Method:** Auction Sale

**Date:** 29/10/2023

**Property Type:** Apartment