

# 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

26-28 Dalgety 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)

Range between \$520,000 & \$550,000

### Median sale price

Median price \$519,500 Property Type Unit Suburb St Kilda

Period - From 01/04/2020 to 30/06/2020 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	22/62 Wellington St ST KILDA 3182	\$520,000	11/07/2020
2	6/157 Peel St WINDSOR 3181	\$530,000	06/05/2020
3	204/12-14 Dickens St ELWOOD 3184	\$525,000	29/04/2020

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:

01/10/2020 21:04



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$520,000 - \$550,000  
**Median Unit Price**  
June quarter 2020: \$519,500

## Comparable Properties



**22/62 Wellington St ST KILDA 3182 (REI/VG)**

**Agent Comments**

 1    1    1

**Price:** \$520,000  
**Method:** Auction Sale  
**Date:** 11/07/2020  
**Property Type:** Apartment



**6/157 Peel St WINDSOR 3181 (REI/VG)**

**Agent Comments**

 1    1    1

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 06/05/2020  
**Property Type:** Apartment



**204/12-14 Dickens St ELWOOD 3184 (REI/VG)**

**Agent Comments**

 1    1    1

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 29/04/2020  
**Property Type:** Apartment