

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

61 Chapel Street, St Kilda Vic 3182

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,770,000

House

X

Unit

Suburb St Kilda

Period - From 01/04/2018

to

30/06/2018

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	23 Odessa St ST KILDA 3182	\$1,580,000	18/08/2018
2	22 Marlborough St BALACLAVA 3183	\$1,400,000	16/06/2018
3	21a Marlton Cr ST KILDA 3182	\$1,285,000	17/07/2018

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.

Jesse Raeburn

9525 4166

0415061366

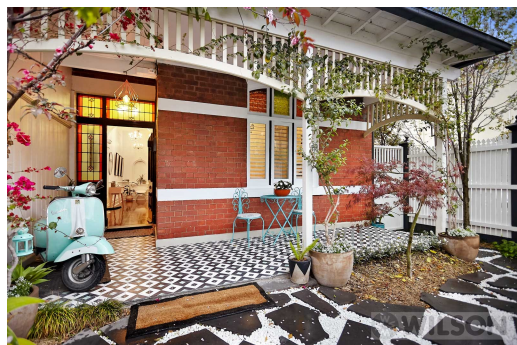
jraeburn@wilsonagents.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2018: \$1,770,000


 3
  2
  1
Rooms:**Property Type:** House (Res)**Land Size:** 282 sqm approx**Agent Comments**

The storybook façade of this exquisite 3-bedroom, 2-bathroom, 1 car garage Edwardian conceals a magical world of indoor-outdoor enchantment, seamlessly combining perfectly preserved character with today's necessities.

Comparable Properties

**23 Odessa St ST KILDA 3182 (REI)****Agent Comments**
 3
  2
  1
Price: \$1,580,000**Method:** Auction Sale**Date:** 18/08/2018**Rooms:** -**Property Type:** House (Res)**22 Marlborough St BALACLAVA 3183 (REI/VG)** **Agent Comments**
 3
  2
  1
Price: \$1,400,000**Method:** Sold Before Auction**Date:** 16/06/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 210 sqm approx**21a Marlton Cr ST KILDA 3182 (VG)****Agent Comments**
 3
  -
  -
Price: \$1,285,000**Method:** Sale**Date:** 17/07/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 251 sqm approx