

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

101/54-56 CHAPEL STREET ST KILDA VIC 3182

Indicative selling price

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

Single Price

or range
between

\$649,000

&

\$713,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2023

to

30 Sep 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

106/24 PAKINGTON STREET ST KILDA VIC 3182	\$650,000	30-Sep-24
2509/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$701,000	10-May-24
1/140 HOTHAM STREET ST KILDA EAST VIC 3183	\$718,000	25-Jul-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: 07 October 2024



**106/24 PAKINGTON STREET ST
KILDA VIC 3182**

 2  2  1

Sold Price

^{RS} **\$650,000**

Sold Date **30-Sep-24**

Distance **0.29km**



**2509/3-5 ST KILDA ROAD ST
KILDA VIC 3182**

 2  2  1

Sold Price

\$701,000

Sold Date **10-May-24**

Distance **1.06km**



**1/140 HOTHAM STREET ST KILDA
EAST VIC 3183**

 2  2  -

Sold Price

\$718,000

Sold Date **25-Jul-24**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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