#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for s | ale |
|----------|---------|-------|-----|
|----------|---------|-------|-----|

| Address<br>Including suburb and<br>postcode | 4/48 Chapel Street, St Kilda Vic 3182 |
|---|---------------------------------------|
|   |                                       |

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between | \$675,000 | & | \$725,000 |
|---------------|-----------|---|-----------|
| 0             | ·         |   | l         |

#### Median sale price

| Median price  | \$565,000  | Pro | perty Type | Unit |        | Suburb | St Kilda |
|---------------|------------|-----|------------|------|--------|--------|----------|
| Period - From | 01/04/2020 | to  | 31/03/2021 |      | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

| Au | aress or comparable property     | 1 1100    | Date of Sale |
|----|----------------------------------|-----------|--------------|
| 1  | 10/27 Charnwood Rd ST KILDA 3182 | \$735,000 | 03/07/2021   |
| 2  | 5/91 Wellington St ST KILDA 3182 | \$670,000 | 26/06/2021   |
| 3  |                                  |           |              |

#### 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.

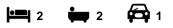
| This Statement of Information was prepared on: | 15/07/2021 10:09 |
|--|------------------|



Date of sale







Property Type: Apartment Agent Comments

**Indicative Selling Price** \$675,000 - \$725,000 **Median Unit Price** Year ending March 2021: \$565,000

## Comparable Properties



10/27 Charnwood Rd ST KILDA 3182 (REI)

Price: \$735,000 Method: Auction Sale Date: 03/07/2021

Property Type: Apartment

Agent Comments

5/91 Wellington St ST KILDA 3182 (REI)

Price: \$670.000 Method: Auction Sale Date: 26/06/2021

Property Type: Apartment

**Agent Comments** 

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.

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



