

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

38 Chapel Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$890,000

&

\$979,000

Median sale price

Median price \$1,178,500

House

X

Unit

Suburb St Kilda

Period - From 01/04/2019

to 30/06/2019

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	12a Linton St BALACLAVA 3183	\$975,000	10/08/2019
2	7 Mary St WINDSOR 3181	\$925,000	28/05/2019
3	37 Rosamond St BALACLAVA 3183	\$890,000	23/03/2019

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.



Rooms:

Property Type: House

Land Size: 184 sqm approx

Agent Comments

Comparable Properties



12a Linton St BALACLAVA 3183 (REI)

Agent Comments



Price: \$975,000

Method: Auction Sale

Date: 10/08/2019

Rooms: -

Property Type: House (Res)



7 Mary St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 28/05/2019

Rooms: -

Property Type: House



37 Rosamond St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$890,000

Method: Auction Sale

Date: 23/03/2019

Rooms: 3

Property Type: House (Res)

Land Size: 169 sqm approx