

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 &amp; \$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.



 2  1  1

**Rooms:**

**Property Type:** House

**Land Size:** 184 sqm approx

Agent Comments

## Comparable Properties



**12a Linton St BALACLAVA 3183 (REI)**

Agent Comments

 2  1  -

**Price:** \$975,000

**Method:** Auction Sale

**Date:** 10/08/2019

**Rooms:** -

**Property Type:** House (Res)



**7 Mary St WINDSOR 3181 (REI/VG)**

Agent Comments

 2  1  -

**Price:** \$925,000

**Method:** Private Sale

**Date:** 28/05/2019

**Rooms:** -

**Property Type:** House



**37 Rosamond St BALACLAVA 3183 (REI/VG)**

Agent Comments

 2  1  -

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 23/03/2019

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 169 sqm approx