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	10/41 Chapel Street, St Kilda Vic 3182
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$680,000	&	\$690,000
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Median sale price

Median price	\$535,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	21/02/2019	to	20/02/2020	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	5/21 Mitford St ST KILDA 3182	\$710,000	21/11/2019
2	3/52 Westbury St ST KILDA EAST 3183	\$665,000	27/10/2019
3	14/64 Alma Rd ST KILDA 3182	\$657,250	17/11/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/02/2020 14:48











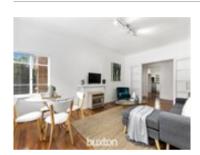
Property Type: Apartment **Agent Comments**

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$680,000 - \$690,000 **Median Unit Price** 21/02/2019 - 20/02/2020: \$535,000

Comparable Properties



5/21 Mitford St ST KILDA 3182 (REI)



Price: \$710,000 Method: Private Sale Date: 21/11/2019

Rooms: 5

Property Type: Apartment

Agent Comments



3/52 Westbury St ST KILDA EAST 3183

(REI/VG)





Price: \$665,000

Method: Auction Sale Date: 27/10/2019 Rooms: 4

Property Type: Apartment

Agent Comments



14/64 Alma Rd ST KILDA 3182 (REI)







Price: \$657,250 Method: Auction Sale Date: 17/11/2019

Rooms: 4

Property Type: Apartment

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748

