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 24/8 St Leonards Avenue, St Kilda Vic 318							
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between \$420,000		&	\$440,000				
Median sale price							
Median price \$531,0	000 P	Property Type Unit		Subur	St Kilda		
Period - From 01/08/	2023 to	31/07/2024	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					Price	Date of sale	
1 16/8 St Leonards Av ST KILDA 3182					\$435,000	29/04/2024	
2							

OR

3

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:	01/08/2024 08:26







Property Type: Apartment **Agent Comments**

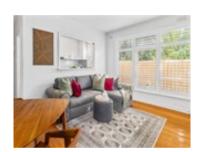
Chisholm&Gamon

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

Indicative Selling Price \$420,000 - \$440,000 **Median Unit Price** 01/08/2023 - 31/07/2024: \$531,000

Agent Comments

Comparable Properties



16/8 St Leonards Av ST KILDA 3182 (REI/VG)

Price: \$435,000 Method: Private Sale Date: 29/04/2024

Property Type: Apartment

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



