

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

21/9 Meadow Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$450,000 & \$485,000

Median sale price

Median price \$535,000 Property Type Unit Suburb St Kilda East

Period - From 01/07/2022 to 30/09/2022 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	23/1 Whitehall Ct CAULFIELD NORTH 3161	\$525,000	23/10/2022
2	3/9 Meadow St ST KILDA EAST 3183	\$523,000	15/09/2022
3	3/7 Mulgrave St ELSTERNWICK 3185	\$485,000	05/10/2022

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:

31/10/2022 11:56



Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



23/1 Whitehall Ct CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$525,000

Method: Auction Sale

Date: 23/10/2022

Property Type: Apartment



3/9 Meadow St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$523,000

Method: Sold Before Auction

Date: 15/09/2022

Property Type: Apartment



3/7 Mulgrave St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$485,000

Method: Sold Before Auction

Date: 05/10/2022

Property Type: Unit