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	21/9 Meadow Street, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between \$450,000 & \$	\$485,000
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Median sale price

Median price	\$535,000	Pro	perty Type	Jnit		Suburb	St Kilda East
Period - From	01/07/2022	to	30/09/2022	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	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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 31/10/202	22 11:56
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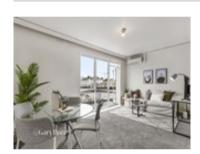
Indicative Selling Price \$450,000 - \$485,000 **Median Unit Price** September quarter 2022: \$535,000



Rooms: 4

Property Type: Apartment **Agent Comments**

Comparable Properties



23/1 Whitehall Ct CAULFIELD NORTH 3161

(REI)

-- 2

Price: \$525,000 Method: Auction Sale Date: 23/10/2022

Property Type: Apartment

Agent Comments



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

- 2





Price: \$523,000

Method: Sold Before Auction

Date: 15/09/2022

Property Type: Apartment

Agent Comments



3/7 Mulgrave St ELSTERNWICK 3185 (REI)





Price: \$485.000

Method: Sold Before Auction

Date: 05/10/2022 Property Type: Unit Agent Comments

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



