

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

13/57 CHAPEL STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$275,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

15/77 WESTBURY STREET ST KILDA EAST VIC 3183	\$294,000	28-Oct-24
5/38 WATERLOO CRESCENT ST KILDA VIC 3182	\$280,000	16-Sep-24

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 6 months.

This Statement of Information was prepared on: 15 November 2024

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**15/77 WESTBURY STREET ST
KILDA EAST VIC 3183**

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Sold Price

^{RS}**\$294,000**

Sold Date

28-Oct-24

Distance

0.47km**5/38 WATERLOO CRESCENT ST
KILDA VIC 3182**

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Sold Price

^{RS}**\$280,000**

Sold Date

16-Sep-24

Distance

0.63km**RS** = Recent sale**UN** = Undisclosed Sale

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