Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Kilda Vic 3182

Indicative selling price

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

Single price \$405,000

Median sale price

Median price	\$632,500	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/04/2021	to	30/06/2021		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	2/14 Crimea St ST KILDA 3182	\$425,000	24/08/2021
2	5/41 Murray St PRAHRAN 3181	\$420,500	04/08/2021
3	12/15 Gourlay St BALACLAVA 3183	\$420,000	20/08/2021

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:	31/08/2021 13:10
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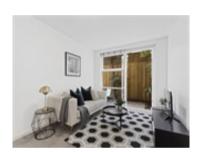




Property Type: Apartment Agent Comments

Indicative Selling Price \$405,000 **Median Unit Price** June quarter 2021: \$632,500

Comparable Properties



2/14 Crimea St ST KILDA 3182 (REI)

Price: \$425,000 Method: Private Sale Date: 24/08/2021

Property Type: Apartment

Agent Comments



5/41 Murray St PRAHRAN 3181 (REI)



Price: \$420,500 Method: Private Sale Date: 04/08/2021

Property Type: Apartment

Agent Comments



12/15 Gourlay St BALACLAVA 3183 (REI)

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Price: \$420,000 Method: Private Sale Date: 20/08/2021

Property Type: Apartment

Agent Comments

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



