

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

10/113-115 Chapel Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$530,000 Property Type Unit Suburb St Kilda

Period - From 01/07/2022 to 30/06/2023 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	208/40-44 Pakington St ST KILDA 3182	\$532,000	26/08/2023
2	2/16 Chapel St ST KILDA 3182	\$520,000	22/04/2023
3	41/16a Chapel St ST KILDA 3182	\$515,000	14/09/2023

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:

09/10/2023 09:22

10/113-115 Chapel Street, St Kilda Vic 3182

Jason Isaacs

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Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

Year ending June 2023: \$530,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



208/40-44 Pakington St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$532,000

Method: Private Sale

Date: 26/08/2023

Property Type: Apartment



2/16 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Apartment



41/16a Chapel St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 14/09/2023

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018