

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

202/126-126A 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 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

106/126 CARLISLE STREET ST KILDA VIC 3182	\$620,000	19-Aug-23
10/81-83 GROSVENOR STREET BALACLAVA VIC 3183	\$636,000	18-Sep-23
124/135 INKERMAN STREET ST KILDA VIC 3182	\$615,000	16-Sep-23

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: 13 February 2024

McGrath St Kilda
 M 0433896337
 E shannonkelly@mcgrath.com.au



**106/126 CARLISLE STREET ST
 KILDA VIC 3182**

2 1 1

Sold Price **\$620,000** Sold Date **19-Aug-23**

Distance **0.24km**



**10/81-83 GROSVENOR STREET
 BALACLAVA VIC 3183**

2 1 -

Sold Price **\$636,000** Sold Date **18-Sep-23**

Distance **0.63km**



**124/135 INKERMAN STREET ST
 KILDA VIC 3182**

2 1 1

Sold Price ^{RS} **\$615,000** Sold Date **16-Sep-23**

Distance **0.52km**

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

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