

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

18/127 Grey Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$345,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2018

to

30/09/2019

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	12/23 Irwell St ST KILDA 3182	\$340,000	06/09/2019
2	10/10 Gurner St ST KILDA 3182	\$339,000	18/06/2019
3	102/200 St Kilda Rd ST KILDA 3182	\$324,000	16/08/2019

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:

18/11/2019 12:17

18/127 Grey Street, St Kilda Vic 3182

Terry Fitzpatrick

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Indicative Selling Price

\$345,000

Median Unit Price

Year ending September 2019: \$500,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



12/23 Irwell St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 -

Price: \$340,000

Method: Private Sale

Date: 06/09/2019

Property Type: Apartment



10/10 Gurner St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 -

Price: \$339,000

Method: Private Sale

Date: 18/06/2019

Property Type: Apartment

Land Size: 474 sqm approx



102/200 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$324,000

Method: Private Sale

Date: 16/08/2019

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.