

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

5/18 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2022

to

28 Feb 2023

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

18/8 WESTBURY STREET ST KILDA EAST VIC 3183	\$565,000	16-Dec-22
5/41 THE AVENUE BALACLAVA VIC 3183	\$558,000	17-Dec-22
2/310 DANDENONG ROAD ST KILDA EAST VIC 3183	\$535,000	04-Mar-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: 07 March 2023

Melanie Walden
 P 90664813
 M 0422395214
 E melaniewalden@mcgrath.com.au



**18/8 WESTBURY STREET ST KILDA
EAST VIC 3183**

Sold Price ^{RS} **\$565,000** ^{UN} Sold Date **16-Dec-22**

2 1 1

Distance **0.68km**



**5/41 THE AVENUE BALACLAVA
VIC 3183**

Sold Price **\$558,000** Sold Date **17-Dec-22**

2 1 1

Distance **1.07km**



**2/310 DANDENONG ROAD ST
KILDA EAST VIC 3183**

Sold Price ^{RS} **\$535,000** ^{UN} Sold Date **04-Mar-23**

2 1 1

Distance **1.28km**

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

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