

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 25/16a Chapel Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$471,500 & \$515,000

Median sale price

Median price \$597,000 House Unit X Suburb St Kilda East

Period - From 01/04/2019 to 30/06/2019 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	3/297 Dandenong Rd PRAHRAN 3181	\$510,000	29/04/2019
2	5/306 Inkerman St ST KILDA EAST 3183	\$504,500	15/06/2019
3	6/102 Brighton Rd RIPPONLEA 3185	\$473,000	09/03/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$471,500 - \$515,000
Median Unit Price
June quarter 2019: \$597,000

Comparable Properties



3/297 Dandenong Rd PRAHRAN 3181 (VG)

Agent Comments



Price: \$510,000
Method: Sale
Date: 29/04/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



5/306 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$504,500
Method: Auction Sale
Date: 15/06/2019
Rooms: -
Property Type: Apartment



6/102 Brighton Rd RIPPONLEA 3185 (REI/VG)

Agent Comments



Price: \$473,000
Method: Auction Sale
Date: 09/03/2019
Rooms: 4
Property Type: Apartment